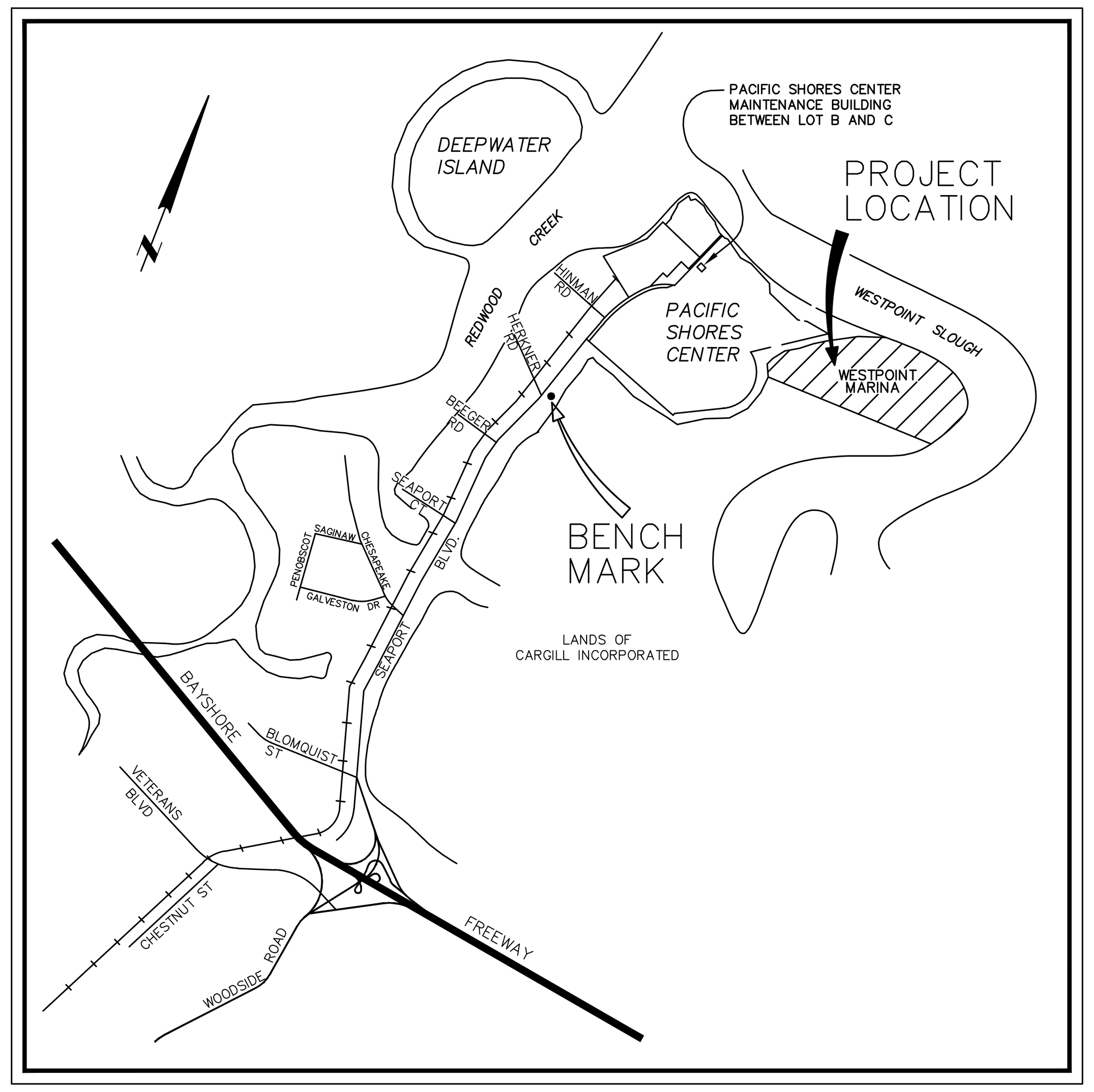
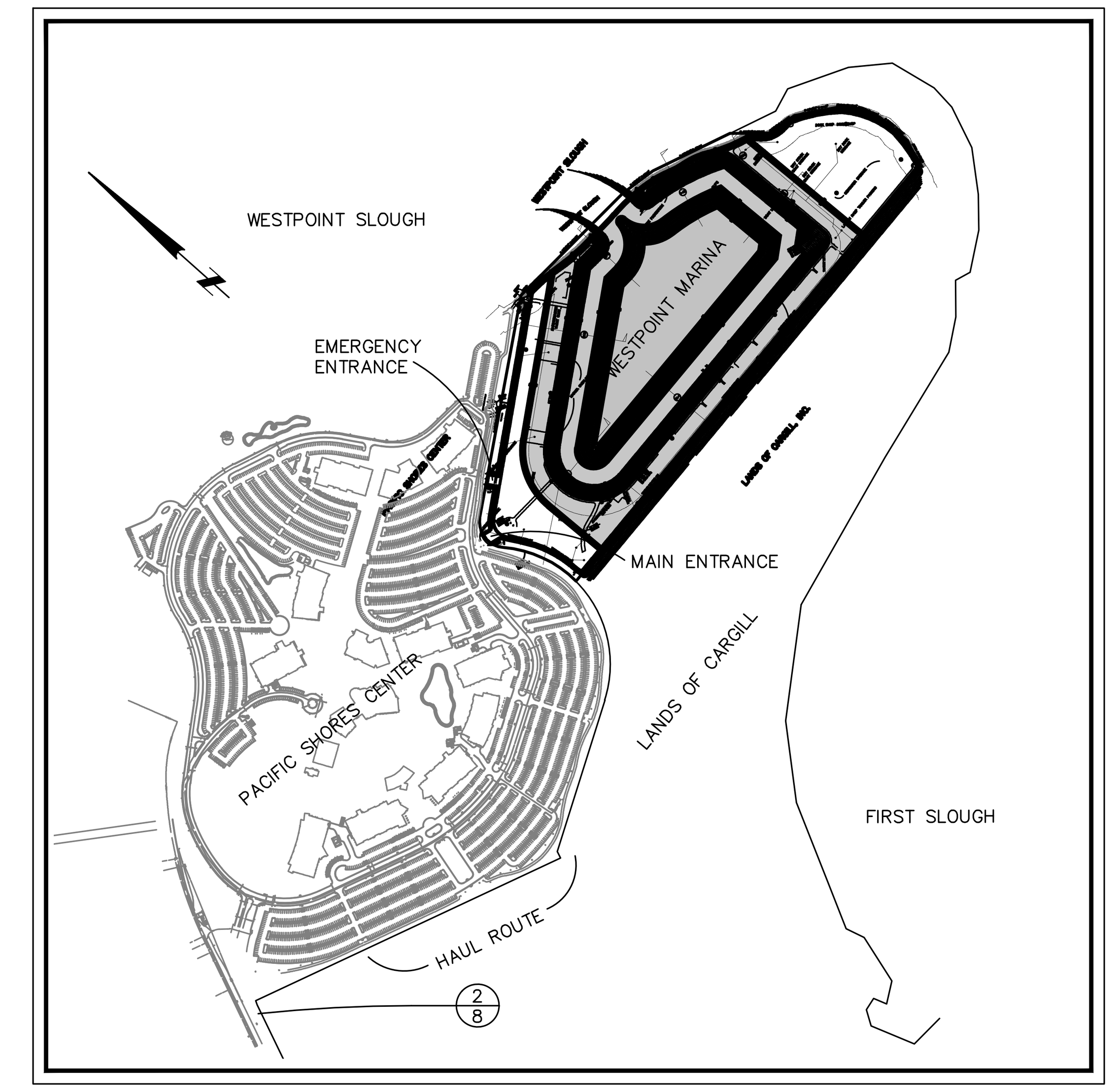
Exhibit 98

SITE PREPARATION PLAN
FOR
WESTPOINT MARINA AND BOATYARD



VICINITY MAP

REDWOOD CITY SAN MATEO COUNTY CALIFORNIA



LOCATION MAP

GENERAL NOTES

1. PROJECT BENCH MARK IS A 2–1/2" ø BRASS DISK ON TOP OF THE CONCRETE FOUNDATION OF AN ELECTRICAL TOWER LOCATED IN THE MEDIAN BETWEEN SEAPORT BOULEVARD (STATION 74+20) AND THE FRONTAGE ROAD. ELEVATION = 106.30 (NGVD 1929: MSL +100 FEET).

2. ELEVATIONS AND LOCATIONS OF ANY EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTACT USA AT (800) 642–2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

3. THE CONTRACTOR SHALL RESTORE ALL WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE THAT ARE DAMAGED, REMOVED OR OTHERWISE DISTURBED DUE TO THE CONTRACTOR'S WORK.

4. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG&E, SBC, AND COMCAST CABLE TV.

5. ANY STREET MONUMENTS OR OTHER PERMANENT MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE DESIGN ENGINEER.

6. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT IN ROADWAY AREAS; USE STEEL PLATING OR HOT MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.

7. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND AS OFTEN AS REQUIRED BY THE CITY.

8. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

9. THE CONTRACTOR SHALL OBTAIN A HAULING PERMIT FROM THE CITY FOR 50 CY OR MORE OF DIRT HAULING.

10. STRAW BALE DIKES WILL BE INSTALLED AS DIRECTED BY THE ENGINEER OF WORK FOR WORK PROCEEDING BEYOND OCTOBER 15 AND PRIOR TO REVEGETATION BECOMING ESTABLISHED.

11. ALL APPLICABLE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF REDWOOD CITY STANDARD TECHNICAL SPECIFICATIONS AND DETAILS, PREPARED IN THE OFFICE OF THE ENGINEERING DIVISION, SUBJECT TO MODIFICATIONS CONTAINED HEREIN.

12. UNLESS OTHERWISE NOTED, AT THE COMPLETION OF WORK ALL COVERS, BOXES, VAULTS, ETC., SHALL BE ADJUSTED TO GRADE.

13. ALL METALLIC FITTINGS FOR WATER AND SANITARY SEWER FACILITIES SHALL BE CATHODICALLY PROTECTED PER SECTION 02661 OF THE REDWOOD CITY STANDARD SPECIFICATIONS.

14. THE BEARING "N68°42'00"W" OF THE SOUTHWESTERLY BOUNDARY LINE OF PACIFIC SHORES CENTER AS SHOWN ON THAT MAP ENTITLED "PACIFIC SHORES CENTER" RECORDED IN VOLUME 130 OF MAPS AT PAGES 66–74, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

15. ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.

16. ALL TEMPORARY UTILITY POLES AND OVERHEAD LINES SHALL BE REMOVED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.

CONSTRUCTION NOTES

1. PRIOR TO UNDERGROUND CONSTRUCTION, CONTRACTOR SHALL EXPOSE THOSE EXISTING UTILITIES TO BE CONNECTED TO, OR WHERE SAID UTILITIES MAY CONFLICT WITH NEW CONSTRUCTION, AND PROVIDE THE DESIGN ENGINEER WITH THE HORIZONTAL AND VERTICAL LOCATION OF SAID UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.

2. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

4. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF REDWOOD CITY AND THE STATE STANDARD SPECIFICATIONS.

5. ALL GRADING WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF REDWOOD CITY.

6. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR WORKING DAYS PRIOR TO THE START OF GRADING OPERATIONS.

7. ALL INLETS SHALL BE STENCILED "NO DUMPING – FLOWS TO BAY".

8. HANDICAP RAMPS SHALL BE CONSTRUCTED PER CITY STANDARD DETAIL C–9.

GRADING NOTES

1. ALL ROADWAY EMBANKMENT COMPACTION SHALL BE A MINIMUM OF 90% OF MAXIMUM DRY DENSITY UNLESS OTHERWISE NOTED.

2. ALL GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF A SOILS ENGINEER.

3. A SETTLEMENT MONITORING PROGRAM SHALL BE PERFORMED BY THE SOILS ENGINEER IN ORDER TO DETERMINE WHEN THE SURCHARGE CAN BE REMOVED. THE RESULTS OF THE MONITORING SHALL BE PROVIDED TO THE CITY FOR THEIR RECORDS.

WATER NOTES

1. ALL LABOR AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY OF REDWOOD CITY.

2. THE CITY OF REDWOOD CITY INSPECTOR MUST BE NOTIFIED AT 650–780–7380 AT LEAST TWO FULL WORKING DAYS PRIOR TO EXCAVATION FOR CONNECTION TO EXISTING WATER SYSTEM. ONLY THE CITY SHALL OPERATE EXISTING SYSTEM VALVES.

3. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS GREATER THAN 10 DEGREES AND AT ALL CROSSES, TEES, WYES, CAPS, PLUGS, VALVES AND HYDRANTS.

4. PROVIDE 36–INCH MINIMUM COVER FROM ROADWAY SURFACE OVER MAINS. MAINTAIN A ONE–FOOT VERTICAL AND FIVE–FOOT HORIZONTAL MINIMUM CLEARANCE FROM EXISTING UTILITIES. PLACE PIPE BEDDING MATERIAL AT ALL CROSSINGS LESS THAN TWO–FOOT VERTICAL.

5. CONTRACTOR SHALL USE HAND TOOLS WHEN EXCAVATING NEAR ALL EXISTING WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS AND CABLE LINES.

6. PRESSURE, CHLORINATION AND LEAKAGE TESTS SHALL BE PERFORMED BY THE CONTRACTOR. SAMPLING POINTS WILL BE SELECTED BY THE CITY. BACTERIOLOGICAL TESTS SHALL BE PERFORMED BY AN APPROVED COMMERCIAL TESTING LABORATORY. BACTERIOLOGICAL AND DISINFECTION TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

7. THE CONTRACTOR SHALL PROVIDE TO THE CITY A COMPACTION TESTING REPORT FOR REVIEW AND APPROVAL BY THE CITY AT THE CONTRACTOR'S EXPENSE.

8. MAXIMUM ALLOWED PIPE JOINT ANGULAR DEFLECTION SHALL BE ONE–HALF OF THE MANUFACTURER'S RECOMMENDED VALUE.

9. ALL FIRE HYDRANTS SHALL BE CLOW #76 WET BARREL AND HAVE ONE 2–1/2"ø OUTLETS AND TWO 4–1/2"ø OUTLET, AND SHALL BE PAINTED "LIME YELLOW."

10. VALVES 12" AND LARGER SHALL BE BUTTERFLY VALVES.

11. CITY STANDARD DETAIL W–20T SHALL BE USED AS REQUIRED TO LOWER WATER MAINS AT CROSSINGS. FITTINGS SHALL BE MECHANICAL JOINTS WITH EBAA IRON SERIES 2000PV MECHANICAL JOINT RESTRAINT GLANDS. FITTINGS AND GLANDS SHALL BE FUSION–EPOXY LINED AND COATED.

12. ELECTRICAL CONDUIT SHALL BE PVC SCHEDULE 40.

C–3	CURB AND GUTTER
C–9	WHEELCHAIR RAMP
D–1	CURB INLET
D–7	PIPE CONNECTION
E–4	STREET LIGHT FOOTING
UT–2	UTILITY TRENCH (IN BAY MUD)
W–8	THRUST BLOCKS (BAY MUD)
W–10	LOCATOR WIRE
W–11	VALVE STEM EXTENSION
W–12	VALVE BOX & RISER
W–14	CATHODIC PROTECTION AT FITTINGS & VALVES
W–16	CATHODIC PROTECTION TEST STATION HOUSING
W–17	CATHODIC PROTECTION ANODE SIZE AND NOTES
W–18	CATHODIC PROTECTION EXOTHERMIC WELD

CITY STANDARD DETAILS

OWNER:

MARK L. SANDERS
16075 SKYLINE BOULEVARD
WOODSIDE, CALIFORNIA 94062

PREPARED BY:

BOHLEY CONSULTING
1875 SOUTH GRANT STREET, SUITE 550
SAN MATEO, CA 94402
650-358-1484 • FAX 650-358-1487

BY: ______________________
PETER R. BOHLEY RCE 19052 DATE

APPROVED BY:

BERLOGAR GEOTECHNICAL CONSULTANTS
5587 SUNOL BOULEVARD
PLEASANTON, CA. 94566
925 484–0220

REVIEWED AND APPROVED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, WESTPOINT MARINA, SEAPORT BOULEVARD, REDWOOD CITY, CALIFORNIA" DATED NOVEMBER 7, 2002, AND THE SUPPLEMENTAL REPORT DATED OCTOBER 6, 2003.

BY: ______________________
PAUL SAI–WING LAI GE 2,326 DATE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
B(105.83)	AGGREGATE BASE ELEVATION
BC	BEGIN CURVE
BOV	BLOW OFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
C	CABLE
C/L, ℄	CENTERLINE
CL	CLASS
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMP	COMPACTION
CR	CURB RETURN
C.S.E.	CITY SERVICE EASEMENT
DET	DETAIL
DI	DROP INLET, DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	EAST OR ELECTRIC
EC	END CURVE
ELEV	ELEVATION
EVC	END VERTICAL CURVE
EW	EACH WAY
EX, EXIST	EXISTING
F	FINISH
FE	FLANGED END
FES	FLARED END SECTION
FG	FINISHED GRADE
FL	FLOW LINE
FM	FORCE MAIN
FP	FINISHED PAVEMENT
FT	FEET
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GR	GRATE
HDC	HIGH–DEFLECTION COUPLING
HGL	HYDRAULIC GRADE LINE
HPT	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
IRR	IRRIGATION LINE
JT	JOINT TRENCH
LB	POUND
LF	LINEAL FEET
LT	LEFT
MAX	MAXIMUM
MID PT	MID POINT
MJ	MECHANICAL JOINT
MIN	MINIMUM
MH	MANHOLE
N	NORTH
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHW	OVERHEAD WIRES
PBMH	PACIFIC BELL MANHOLE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PIV	POST INDICATOR VALVE
PL, ℙ	PROPERTY LINE
PP	POWER POLE
POC	POINT ON CURVE
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PS	PUMP STATION
PSE	PUBLIC SERVICE EASEMENT
PT	POINT
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RDWD	REDWOOD
REL	RELATIVE
RR	RAILROAD
RT	RIGHT
RWC	REDWOOD CITY
SD	STORM DRAIN
SL	STREET LIGHT (ELECTROLIER)
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
STA	STATION
STD	STANDARD
T	TELEPHONE, TOTAL
TC	TOP OF CURB
TGT	TANGENT
TW	TOP OF WALL
TYP	TYPICAL
W/	WITH
W	WATER LINE
WM	WATER METER
WS	WATER SERVICE

SHEET INDEX

LEGEND

Symbol	Description
⧓	WATER VALVE
◉	STREET MONUMENT
▢	CURB INLET
▢	ELECTROLIER
~~→	GRADE TO DRAIN
— · —	PROPERTY LINE
— – – —	CENTERLINE
▭	EX. UTILITY VAULT
⊓⊓	EX. PARKING AREA

RECORD DRAWINGS:

THESE RECORD DRAWINGS ARE BASED ON LIMITED FIELD REVIEW AND

FIELD SURVEYS AS NECESSARY BY BOHLEY CONSULTING, INC., AND WE AND THE CITY OF REDWOOD CITY ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION.

BY: ______________________

11/01/03

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DESIGNED: DATE:
DELINEATED: DATE:
CHECKED: DATE:

SUBMITTED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:

REVIEWED: DATE:
LOUIS J. VELLA, ADMIN. CHIEF/FIRE MARSHALL
REVIEWED: DATE:
REVIEWED: DATE:
JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: SCALE: AS NOTED CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD

TITLE SHEET

Sheet No. 1 OF 8 Sheets

FILE NO. 16,286

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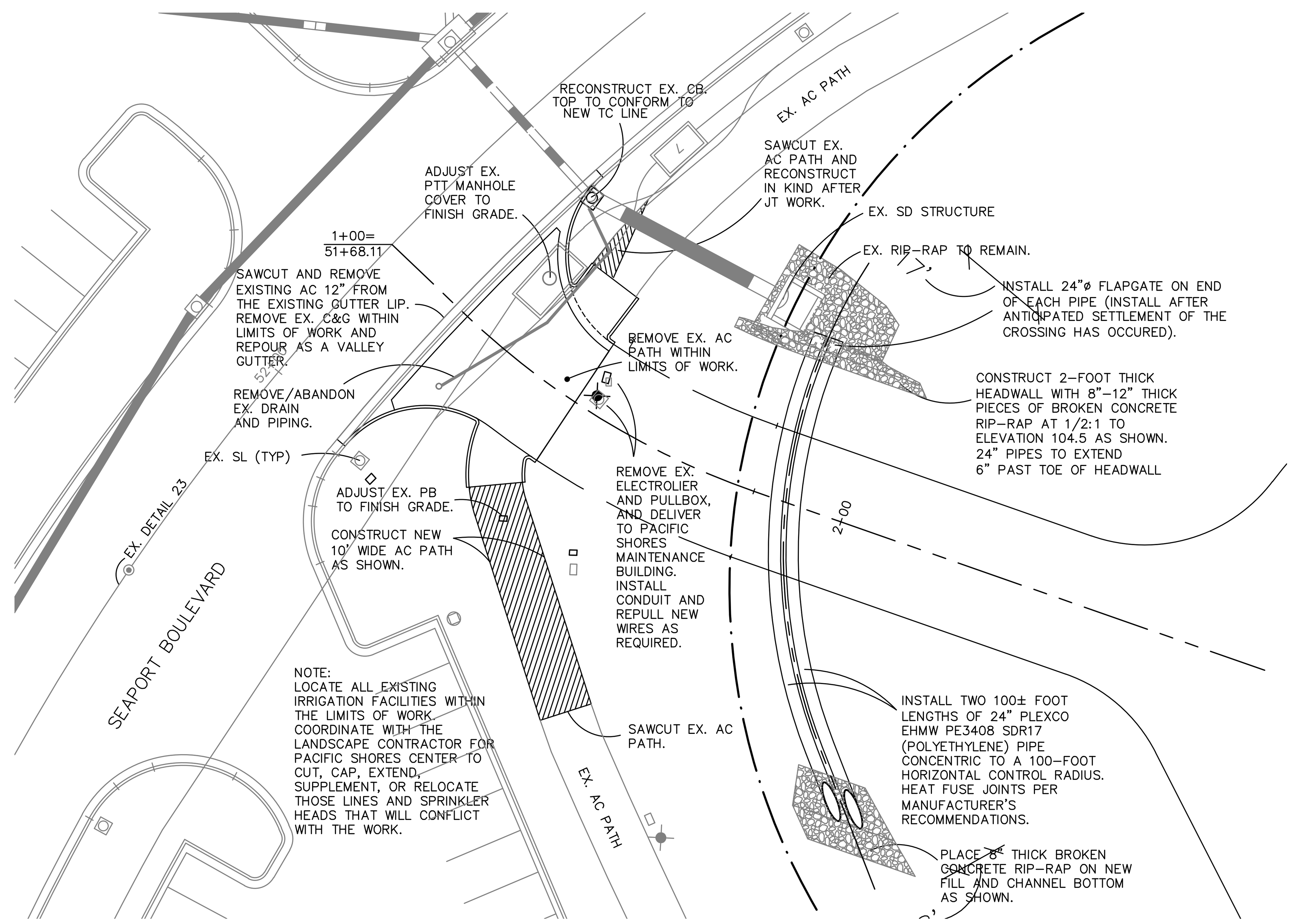
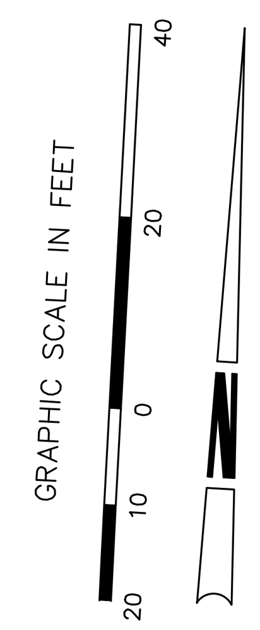
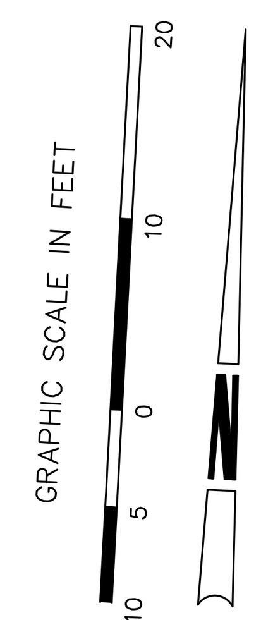
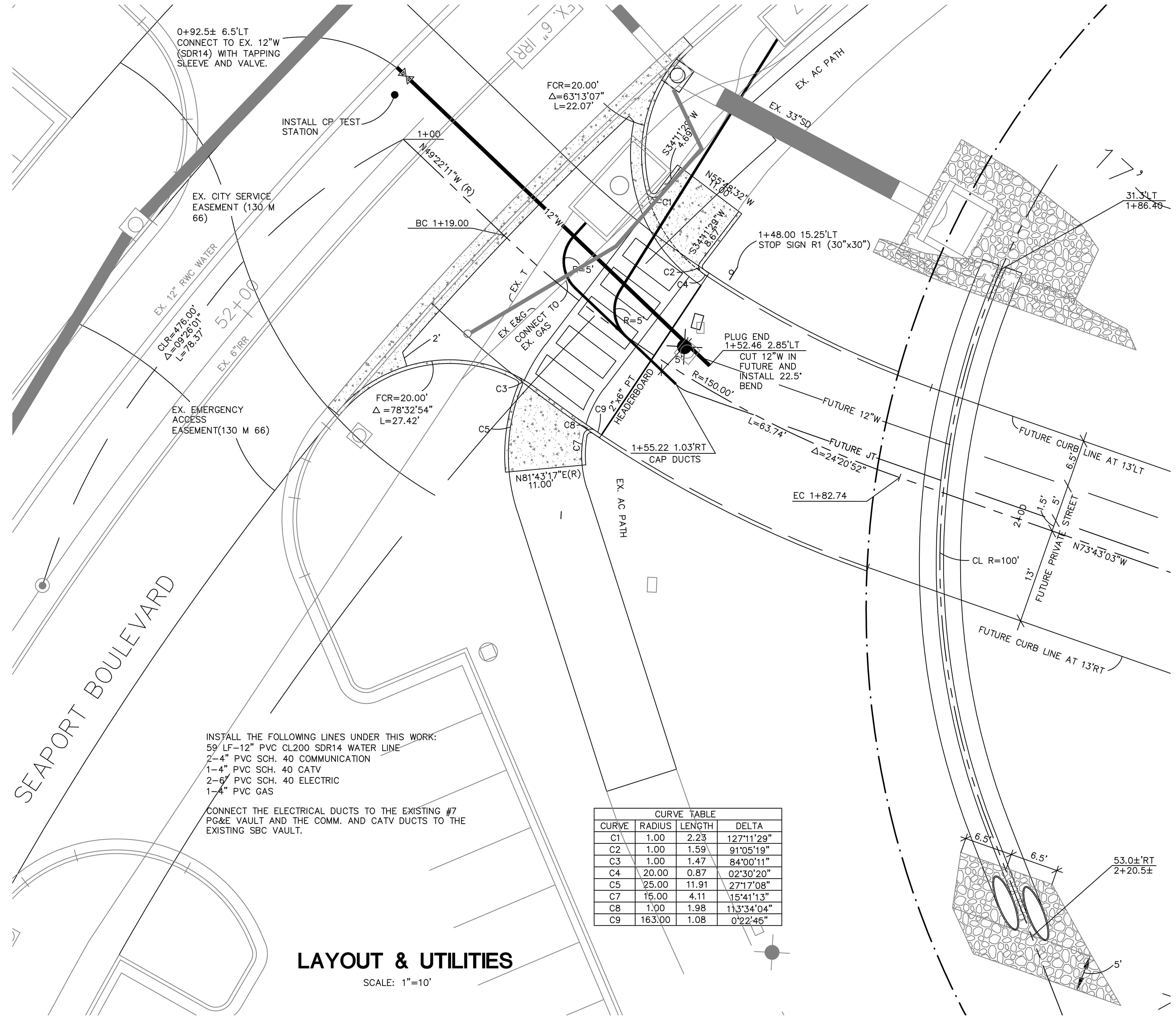




DEMOLITION/PARTIAL UTILITY PLAN

SCALE: 1"=20'





INSTALL THE FOLLOWING LINES UNDER THIS WORK:
59 LF-12" PVC CL200 SDR14 WATER LINE
2-4" PVC SCH. 40 COMMUNICATION
1-4" PVC SCH. 40 CATV
2-6" PVC SCH. 40 ELECTRIC
1-4" PVC GAS

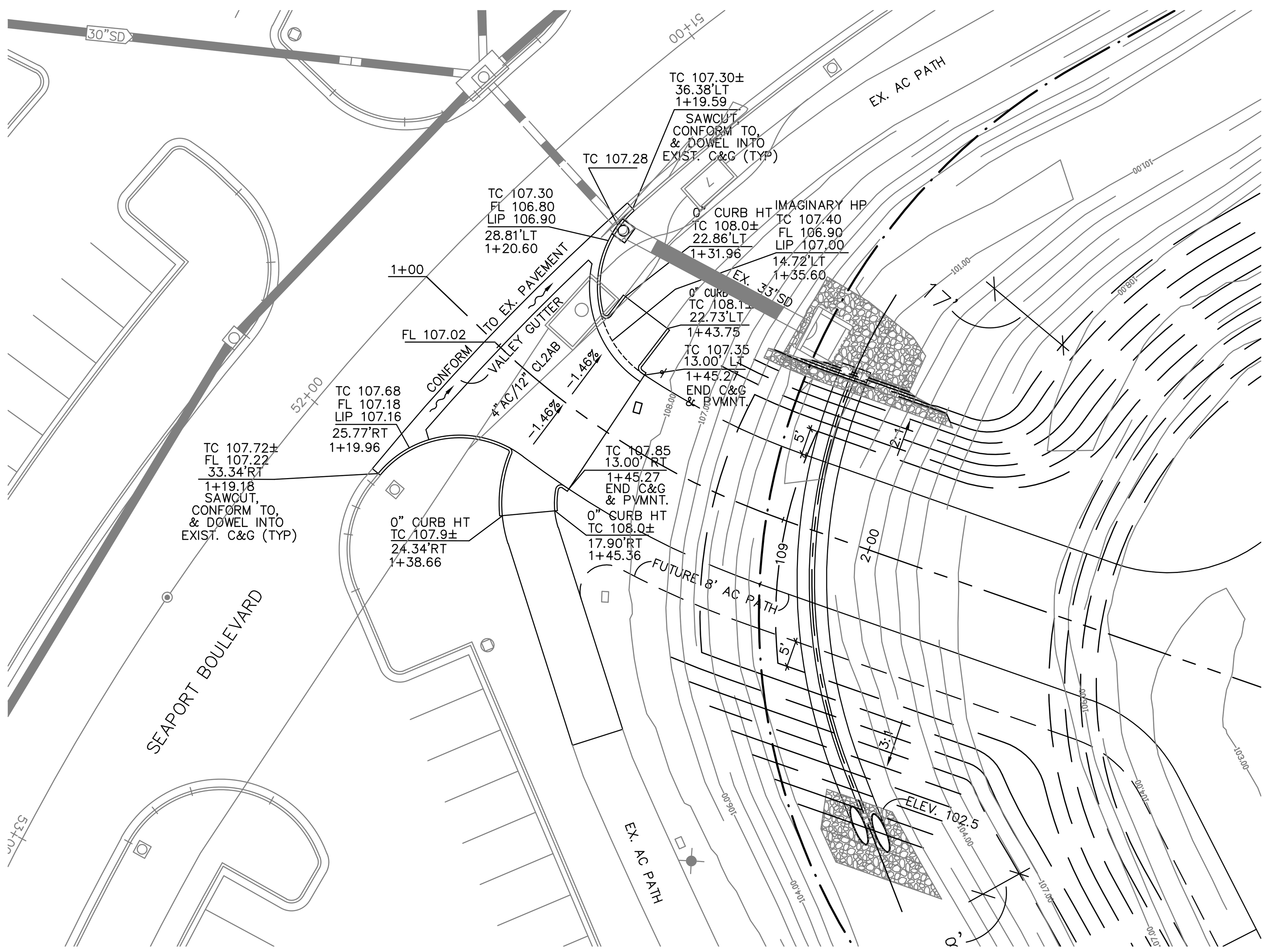
CONNECT THE ELECTRICAL DUCTS TO THE EXISTING #7 PG&E VAULT AND THE COMM. AND CATV DUCTS TO THE EXISTING SBC VAULT.

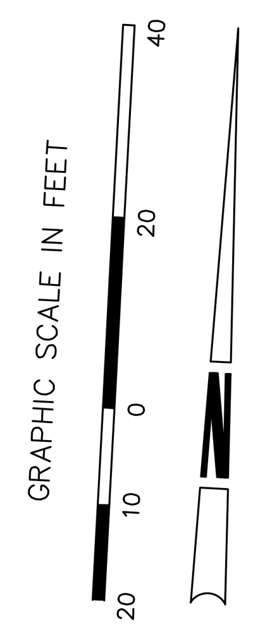
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	1.00	2.23	127°11'29"
C2	1.00	1.59	91°05'19"
C3	1.00	1.47	84°00'11"
C4	20.00	0.87	02°30'20"
C5	25.00	11.91	27°17'08"
C7	15.00	4.11	15°41'13"
C8	1.00	1.98	113°34'04"
C9	163.00	1.08	0°22'45"

LAYOUT & UTILITIES

SCALE: 1"=10'

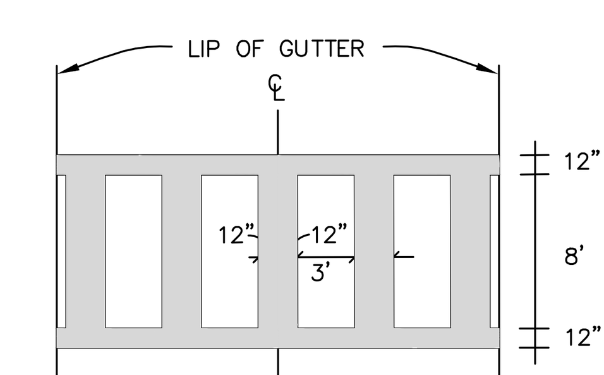




GRADING PLAN

SCALE: 1"=20'

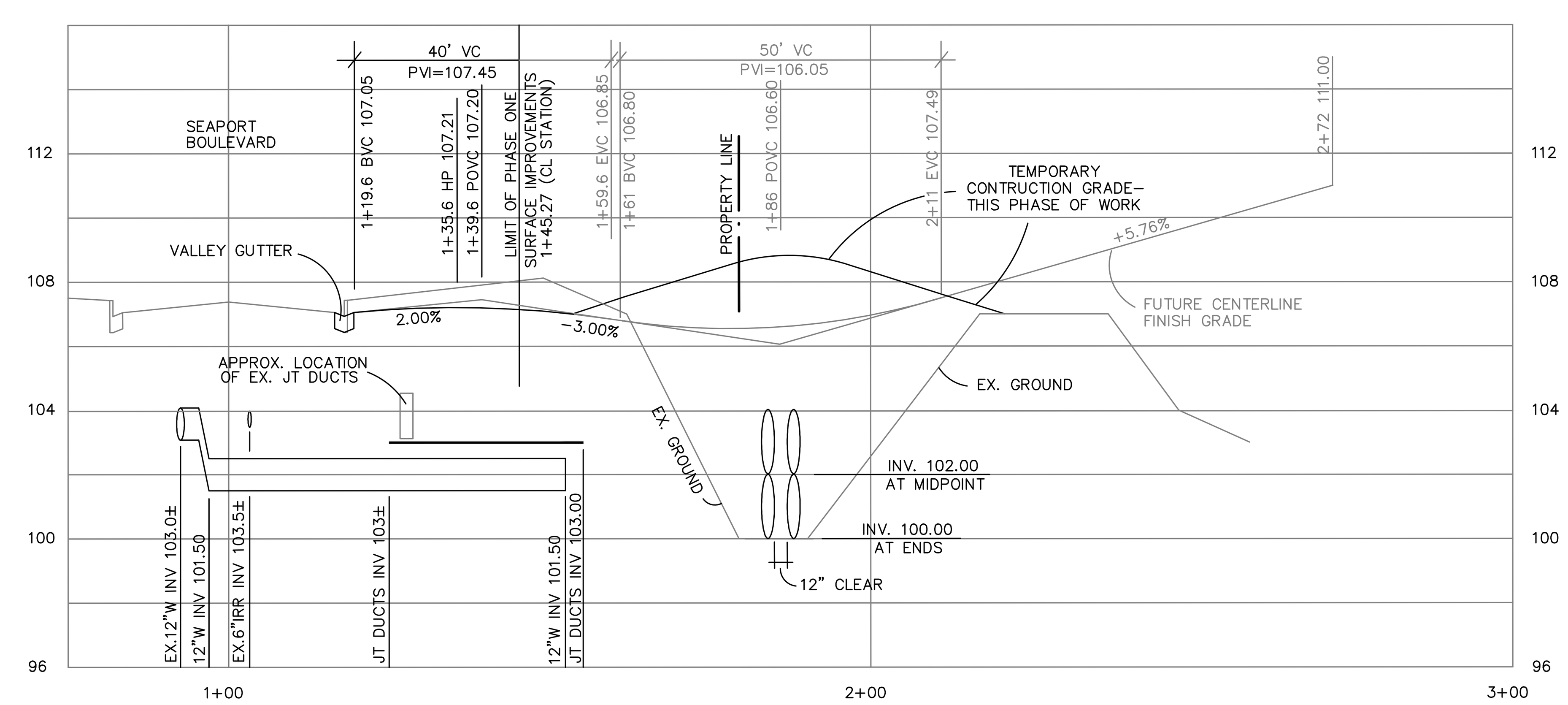
STRUCTURAL SECTION BASED ON:
SUBGRADE R=25
TI=7.5



CROSSWALK SHALL BE THERMOPLASTIC WITH A MIN. BPN OF 35.

(1) TYPICAL CROSSWALK STRIPING

NO SCALE



CENTERLINE PROFILE

SCALE: HORIZ. 1"=20' VERT. 1"=4'

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DESIGNED: PRB DATE:
DELINEATED: PJG DATE:
CHECKED: PRB DATE:
SUBMITTED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE: LOUIS J. VELLA, ADMIN. CHIEF/FIRE MARSHALL
REVIEWED: DATE:
REVIEWED: DATE: JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: AS NOTED | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
ENTRANCE ROAD IMPROVEMENTS

Sheet No. 2 OF 8 Sheets

FILE NO. 16,287

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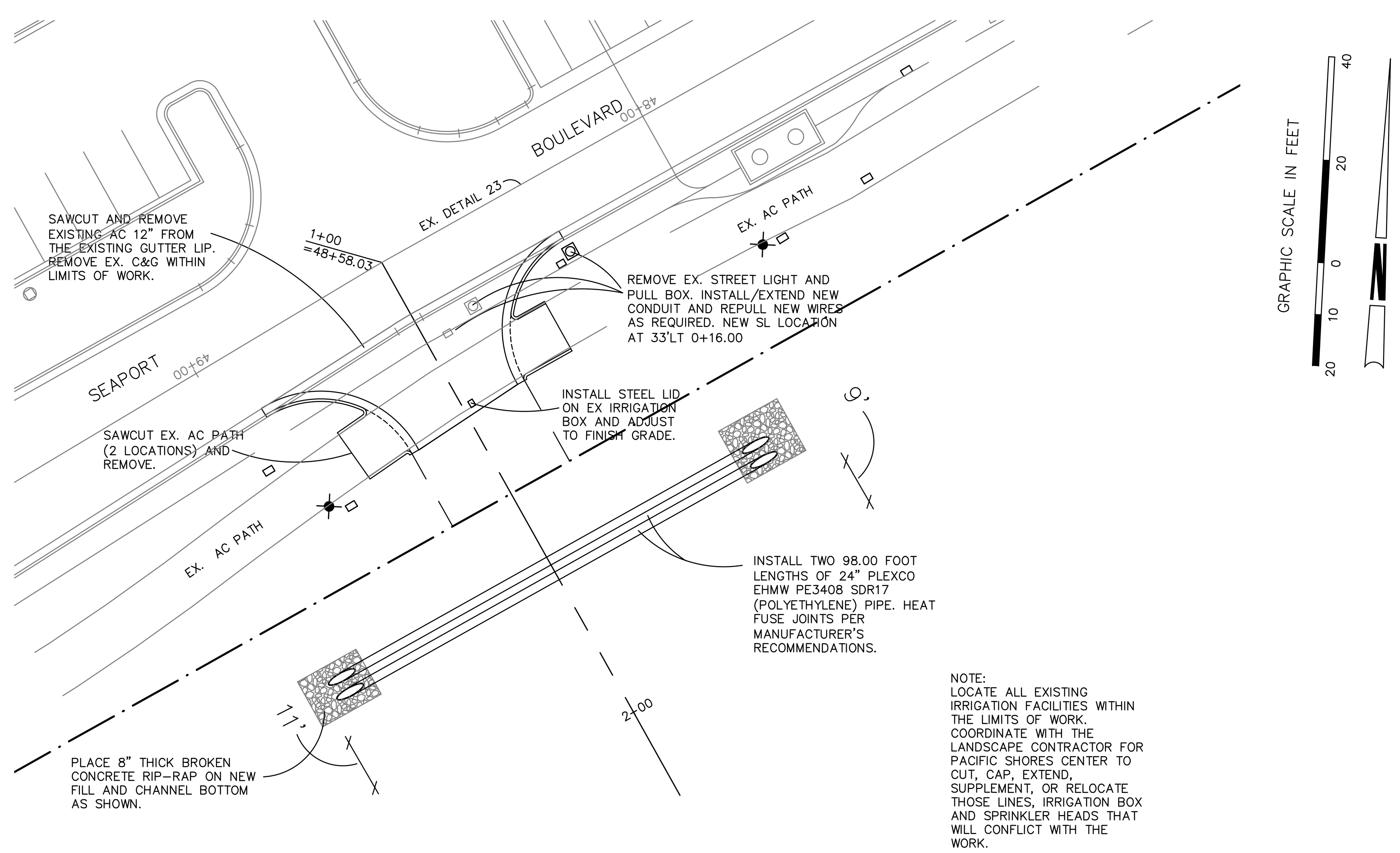
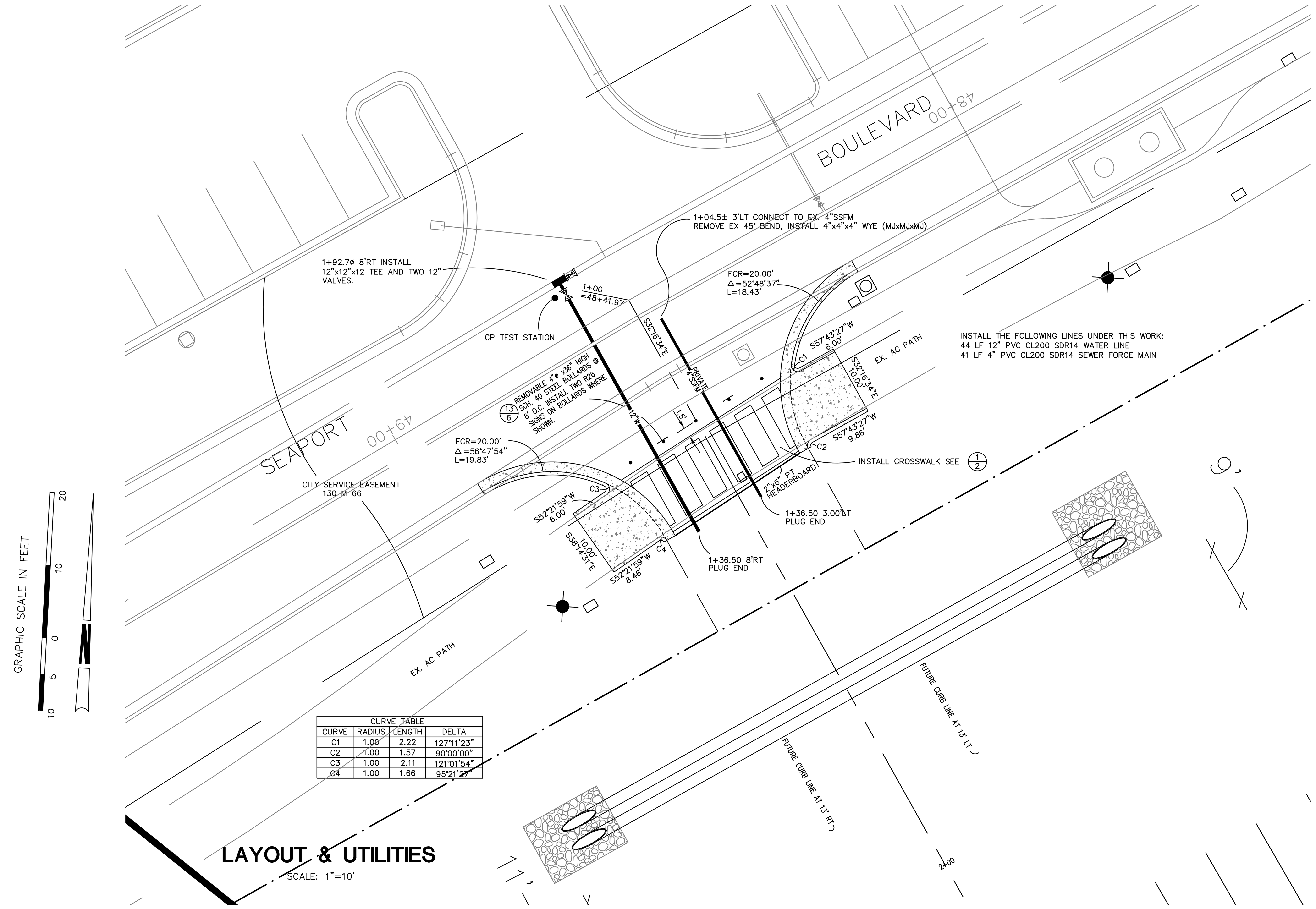


NOTE:
LOCATE ALL EXISTING IRRIGATION FACILITIES WITHIN THE LIMITS OF WORK. COORDINATE WITH THE LANDSCAPE CONTRACTOR FOR PACIFIC SHORES CENTER TO CUT, CAP, EXTEND, SUPPLEMENT, OR RELOCATE THOSE LINES, IRRIGATION BOX AND SPRINKLER HEADS THAT WILL CONFLICT WITH THE WORK.

DEMOLITION/PARTIAL UTILITY PLAN

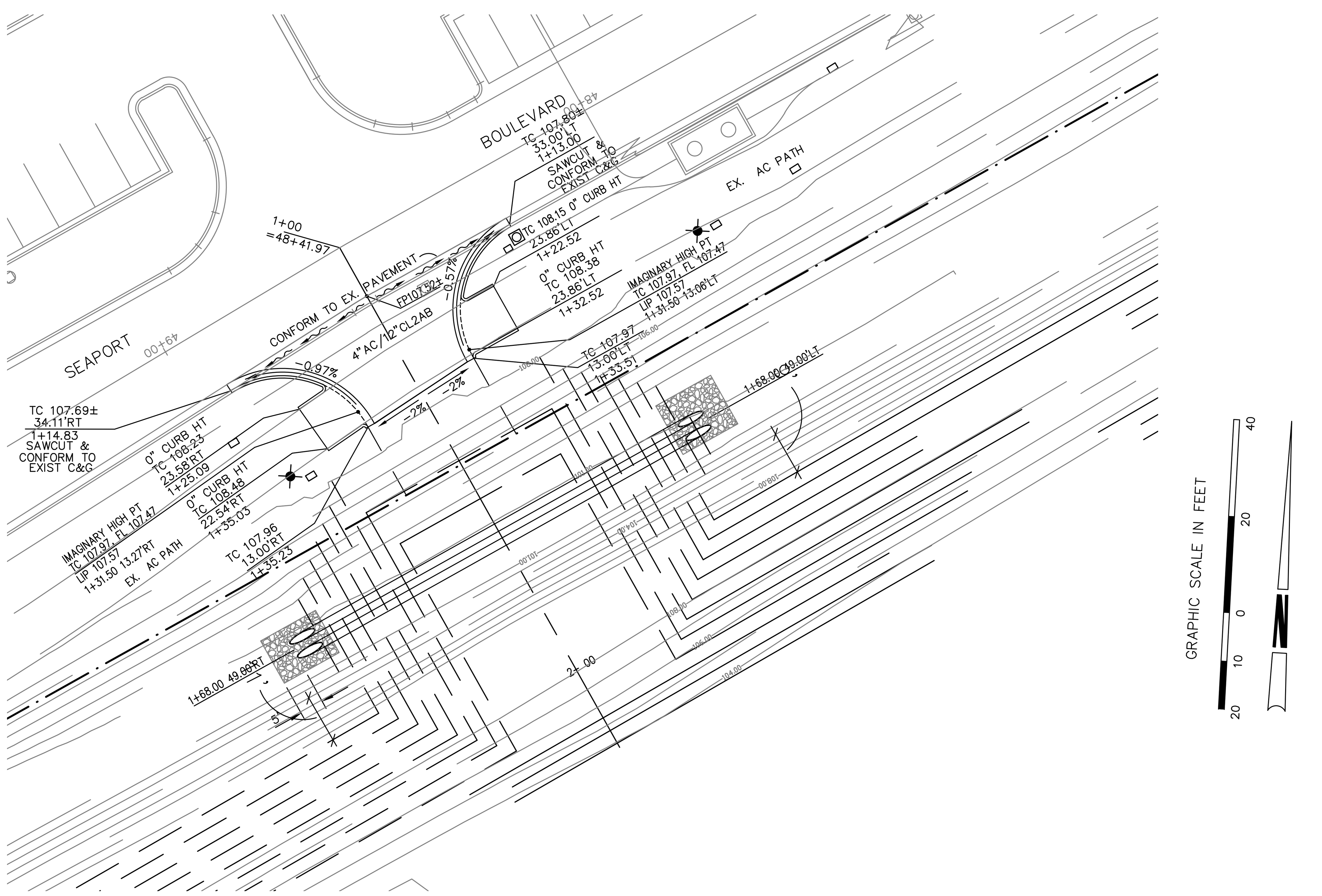
SCALE: 1"=20'



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1.00	2.22	127°11'23"
C2	1.00	1.57	90°00'00"
C3	1.00	2.11	121°01'54"
C4	1.00	1.66	95°21'27"

LAYOUT & UTILITIES

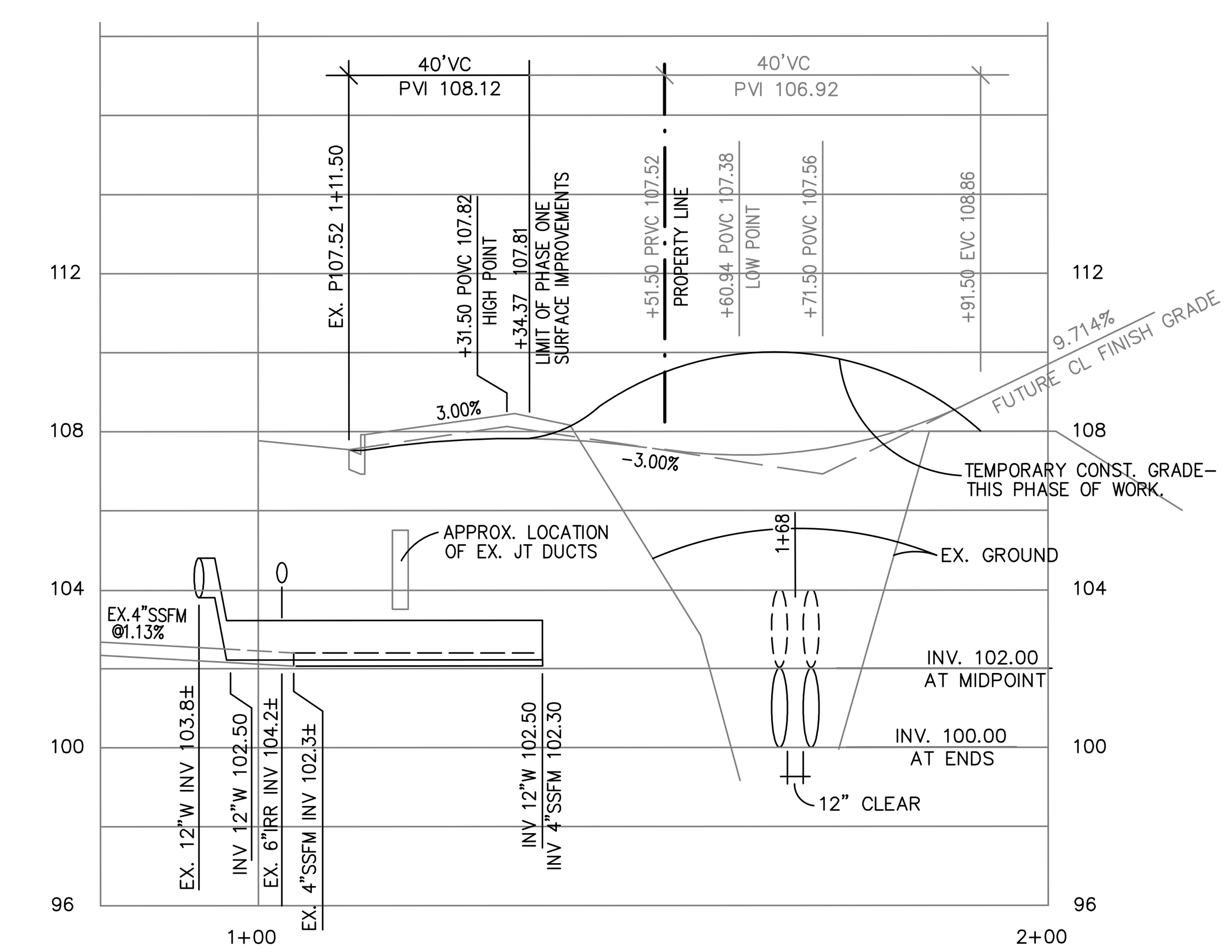
SCALE: 1"=10'



GRADING PLAN

SCALE: 1"=20'

STRUCTURAL SECTION BASED ON:
SUBGRADE R=25
TI=7.5



CENTERLINE PROFILE

SCALE: HORIZ. 1"=20'
VERT. 1"=4'

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DATE: ______ PRB DESIGNED:
DATE: ______ PJG DELINEATED:
DATE: ______ PRB CHECKED:

SUBMITTED: DATE: ______
REVIEWED: DATE: ______
REVIEWED: DATE: ______

REVIEWED: DATE: ______ LOUIS J. VELLA, ADMIN. CHIEF/FIRE MARSHALL
REVIEWED: DATE: ______
REVIEWED: DATE: ______ JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: AS NOTED | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
EMERGENCY ACCESS ROAD IMPROVEMENTS

Sheet No. 3 OF 8 Sheets

FILE NO. 16,288

F:\DATA\ACAD\99019\DESIGN\SITE PREP PLANS\SITE-GROUND.DWG 9-27-06 8:42:50 am


WESTPOINT SLOUGH
N 87°51'58" W 673.72'
N 79°31'13" W 175.91'
N 68°37'59" W 400.03'
N 43°08'30" W 182.20'
N 77°20'04" W 143.35'
N 53°43'00" W 214.61'
N39°48'20"W 78.10'
N20°53'50"W 117.71'
N 02°48'28" W 168.78'
N21°05'45"E 136.33'
N 86°55'42" E 2515.81'
S 57°43'24" W 1052.83'
INV 101.00
INV 100.36
213LF @ 0.30%
INV 101.00
500LF @ 0.30%
INV 99.50
576LF @ 0.30%
4"ø PERFORATED PIPE (STAGE ONE- TYP) 131LF @ 0.30%
PUMP NO.2 TOP 116.00
INV SUMP 96.00
INV WEST 98.53
INV NORTH 97.77
822LF @ 0.30%
4"ø PERFORATED PIPE (STAGE ONE- TYP)
TEMPORARY O/H POWER LINE
PUMP DISCHARGE HOSE ON SURFACE
INV 101.00
INV 101.00
HIGH POINT. CAP ENDS OF BOTH PIPES.
4"ø PERFORATED PIPE (STAGE ONE- TYP)
641LF @ 0.30%
PUMP NO.1 TOP 116.00
INV SUMP 96.00
INV EAST 99.08
INV WEST 100.11
INV NORTH 96.42
4"ø PERFORATED PIPE (STAGE ONE- TYP)
296LF @ 0.30%
INV 101.00
PLUG END
TEMPORARY O/H POWER LINE
L=200.57'
R=120.00'
Delta=95°45'58"
L=383.23'
R=546.71'
Delta=40°09'45"
GRAPHIC SCALE IN FEET
80 40 0 80 160
LEGEND
PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED O/H 1ø 120/240V ELECTRICAL
PROPOSED 4"ø COLLECTOR DRAIN
PROPOSED FINISH CONTOUR
AREA OF CUT
AREA OF FILL
SETTLEMENT PLATE

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DESIGNED: CGO DATE:
DELINEATED: PJG DATE:
CHECKED: PRB DATE:

SUBMITTED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: 1"= 80' | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
SURCHARGE PLAN
PHASE 1

Sheet No. 4 OF 8 Sheets

FILE NO. 16,289

F:\DATA\ACAD\99019\DESIGN\SITE PREP PLANS\SITE-GROUND.DWG 9-27-06 8:42:50 am


WESTPOINT SLOUGH
SEE SHEET 6 FOR EXISTING OUTFALL REPLACEMENT DETAILS
N 87°51'58" W 673.72'
N 79°31'13" W 175.91'
N 68°37'59" W 400.03'
N 43°08'30" W 182.20'
N 77°20'04" W 143.35'
N 53°43'00" W 214.61'
N39°48'20"W 78.10'
N20°53'50"W 117.71'
N 02°48'28" W 168.78'
N21°05'45"E 136.33'
S 57°43'24" W 1052.83'
N 86°55'42" E 2515.81'
INV 101.00
INV 101.00
INV 101.00
INV 101.00
INV 100.09
INV 99.57
INV 98.21
INV 97.52
4"ø PERFORATED DRAINLINE (STAGE TWO)
930LF @ 0.30%
478LF @ 0.30%
432LF @ 0.30%
303LF @ 0.30%
142LF @ 0.30%
142LF @ 0.30%
230LF @ 0.30%
228LF @ 0.30%
PUMP NO.4 TOP 116.00
INV NORTH 99.70
INV WEST 99.14
INV EAST 99.66
INV SUMP 96.00
PUMP NO.3 TOP 116.00
INV SUMP 96.00
INV NORTH 96.84
L=200.57'
R=120.00'
Delta=95°45'58"
L=383.23'
R=546.71'
Delta=40°09'45"
TEMPORARY O/H POWER LINE
PUMP DISCHARGE HOSE ON SURFACE
SIM.
GRAPHIC SCALE IN FEET
LEGEND
PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED O/H 1ø 120/240V ELECTRICAL
PROPOSED 4"ø COLLECTOR DRAIN
PROPOSED FINISH CONTOUR
AREA OF CUT
AREA OF FILL
SETTLEMENT PLATE

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED
7-20-06	2	CHANGED SLOPE TO 7:1	PRB		
7-15-04	1	ADDED OUTFALL	PRB		

DESIGNED: CGO DATE:
DELINEATED: PJG DATE:
CHECKED: PRB DATE:

SUBMITTED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:

REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: 1"= 80' | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
SURCHARGE PLAN
PHASE 2

Sheet No. 5 OF 8 Sheets

FILE NO. 16,290

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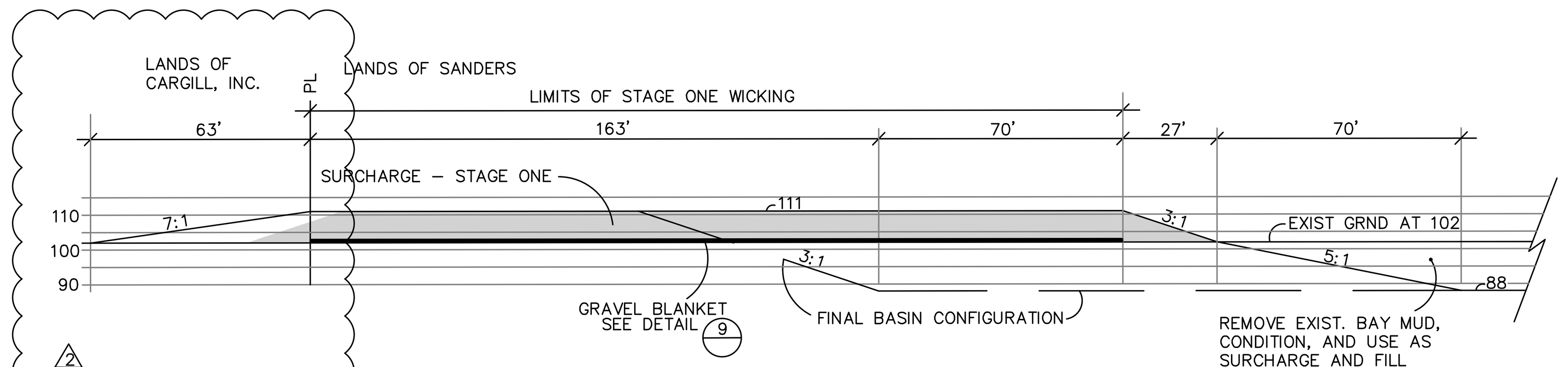

1 SECTION – STAGE ONE
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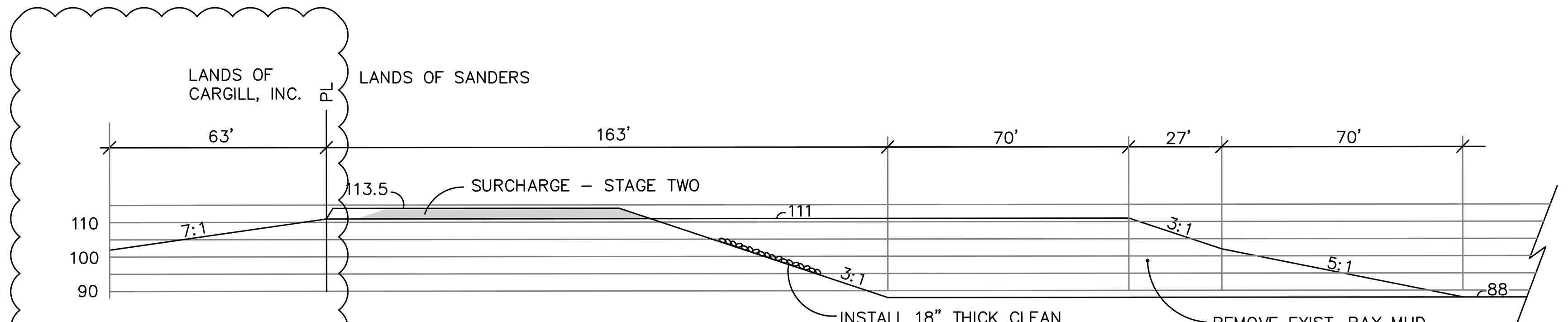

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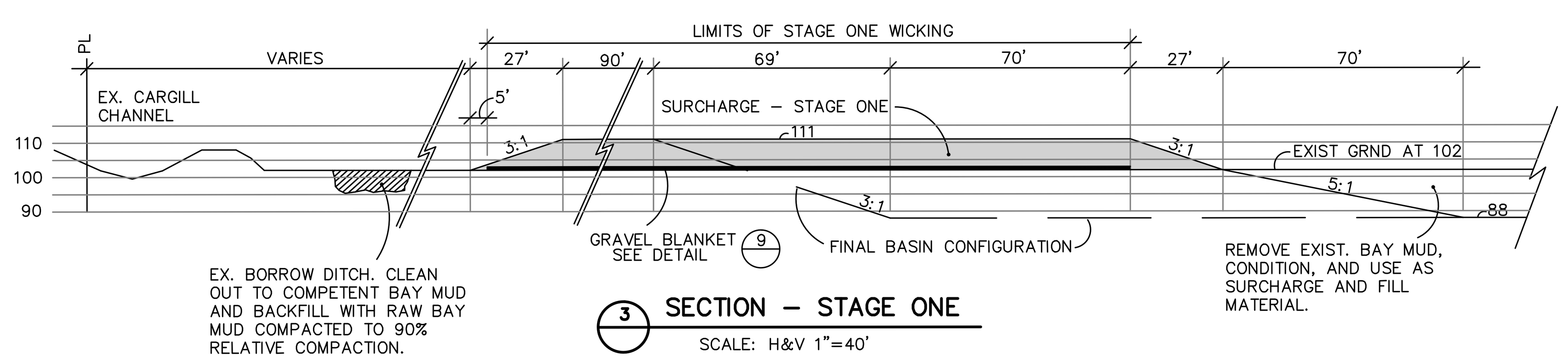

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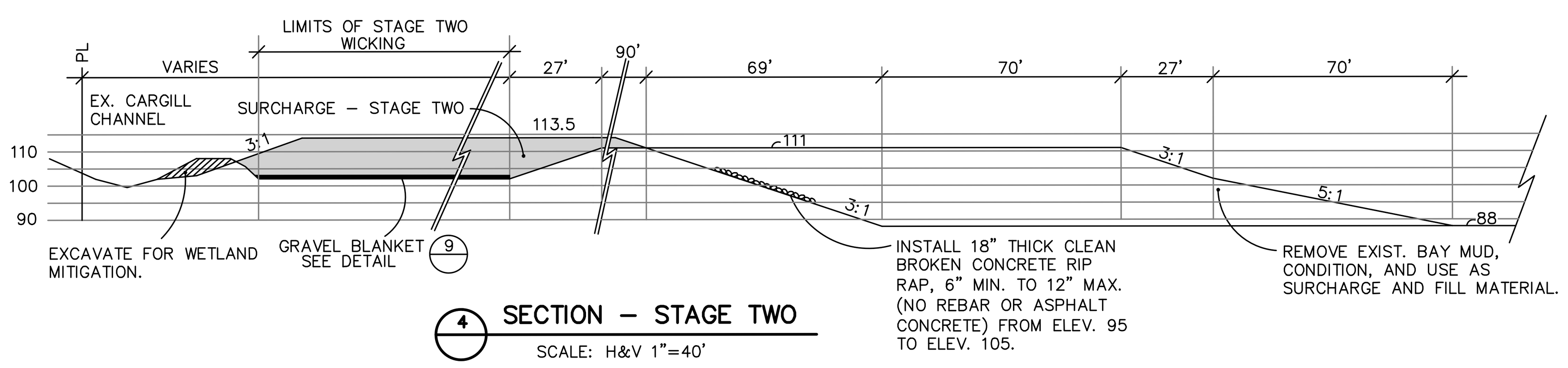

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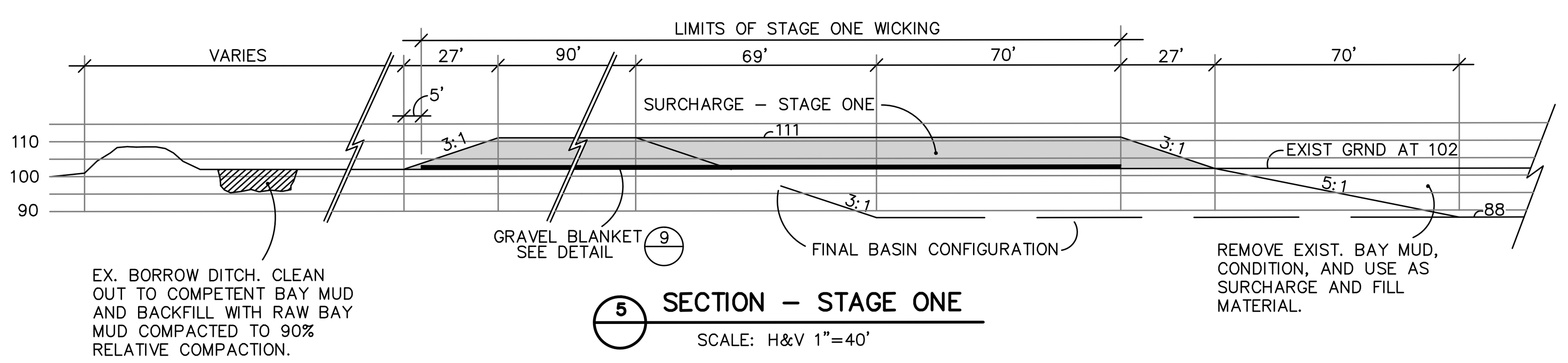

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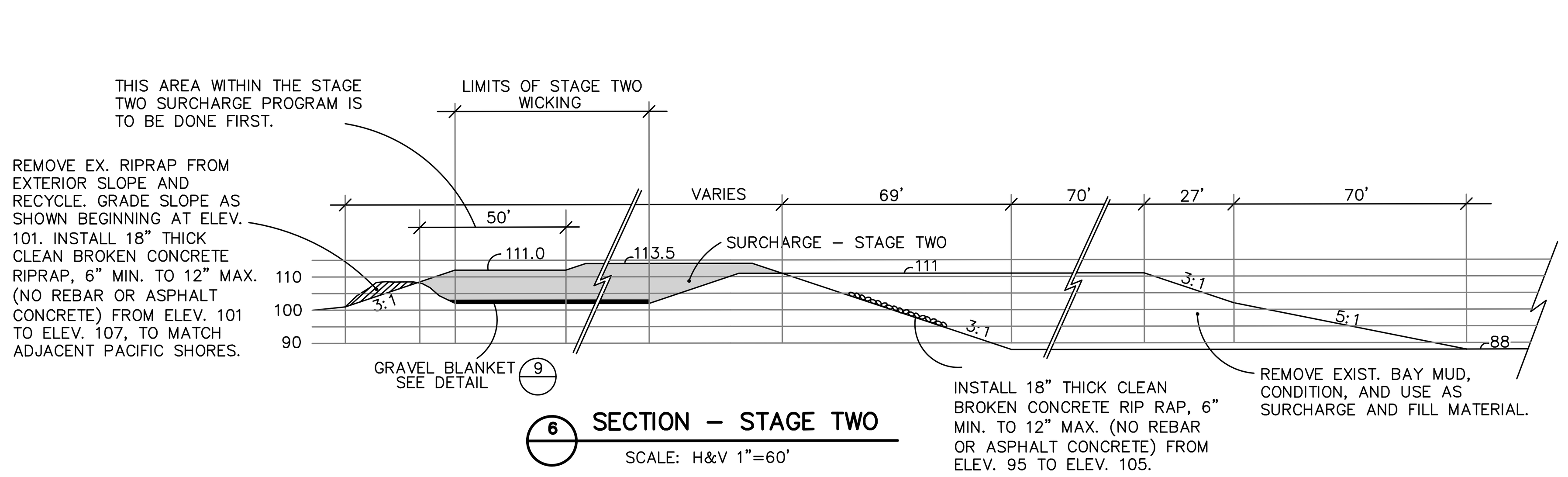
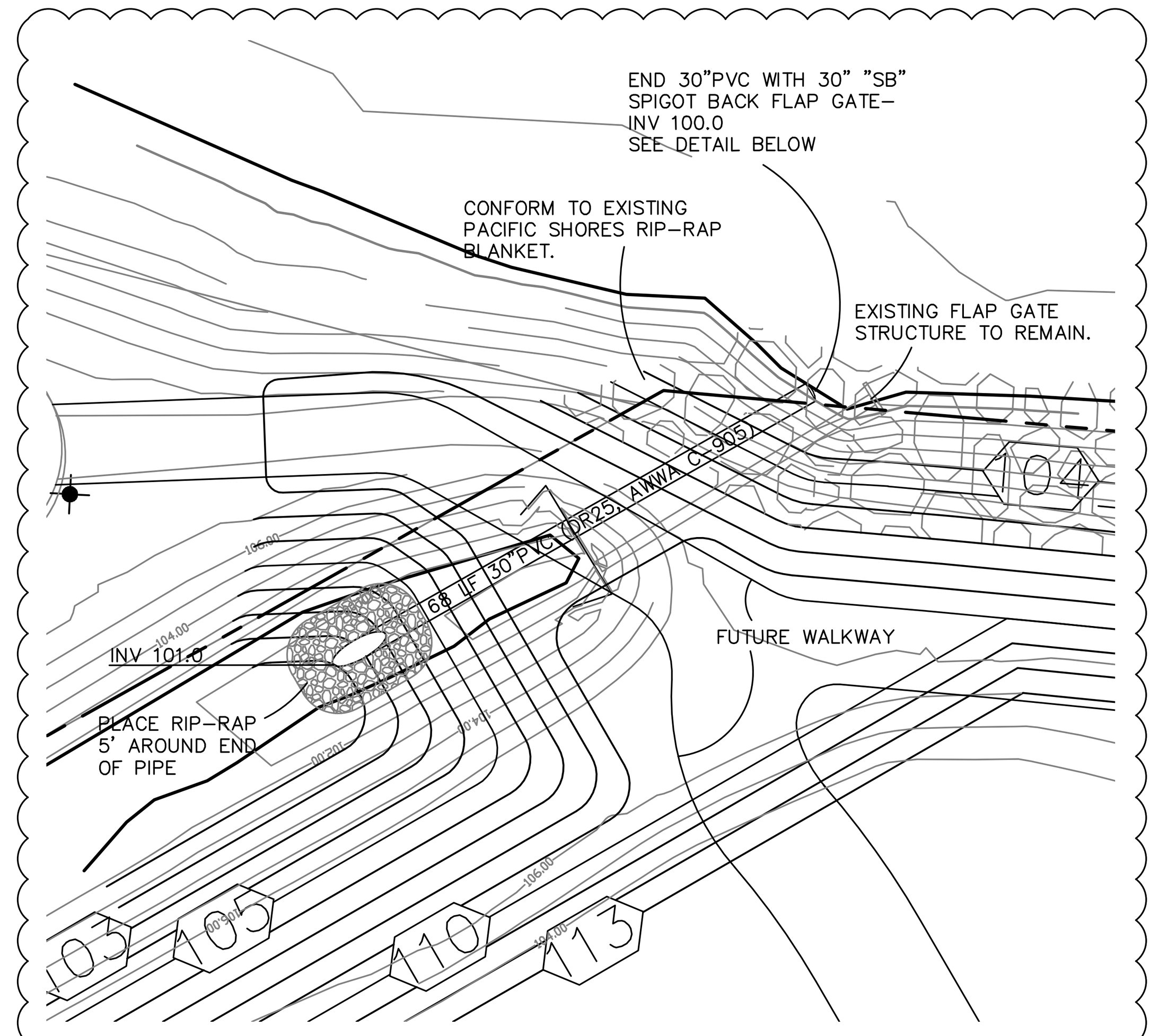
SCALE: H&V 1"=40'



6 SECTION – STAGE TWO
SCALE: H&V 1"=60'



14 30" OUTFALL REPLACEMENT
SCALE: 1"=20'
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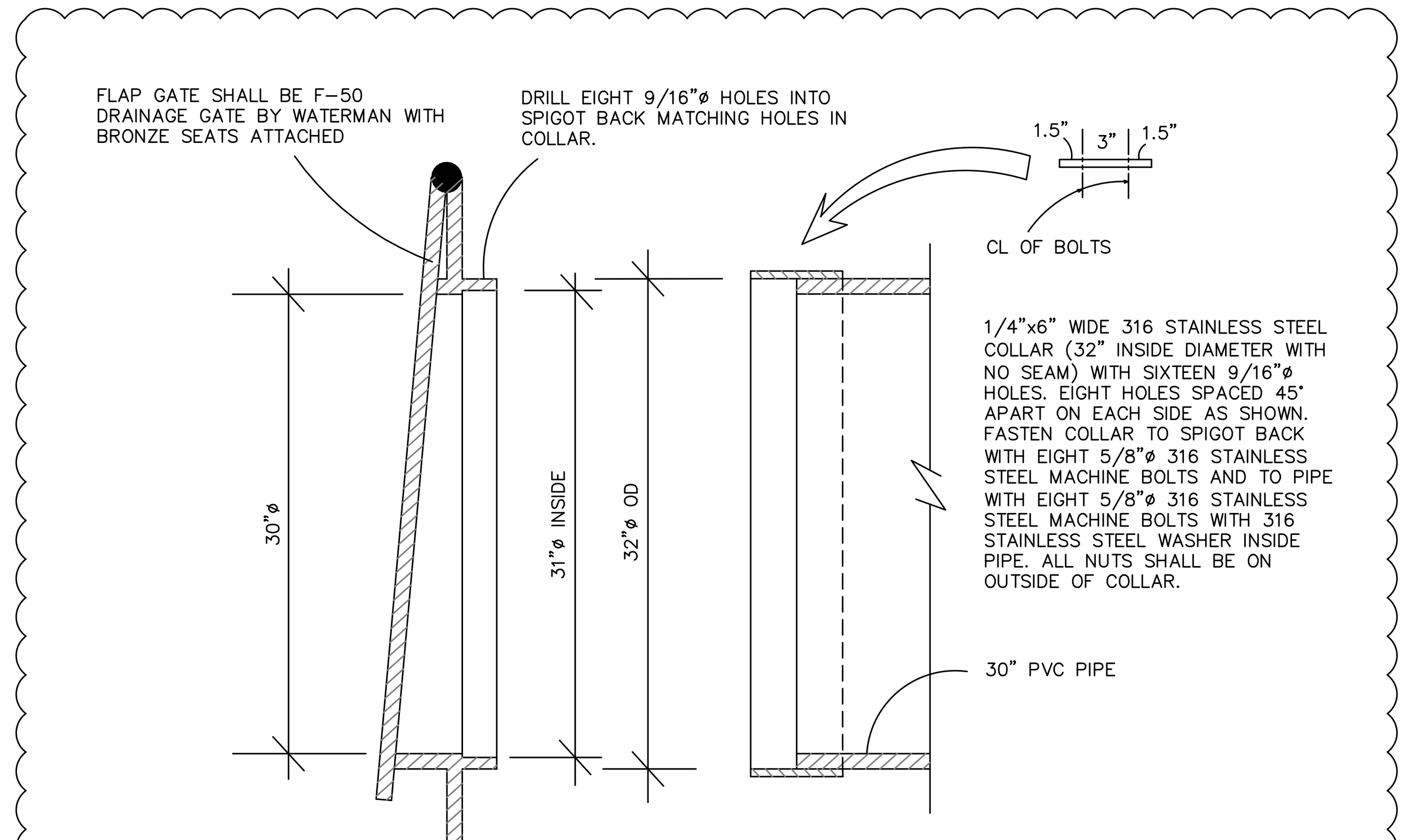

15 FLAP GATE CONNECTION DETAIL
NO SCALE
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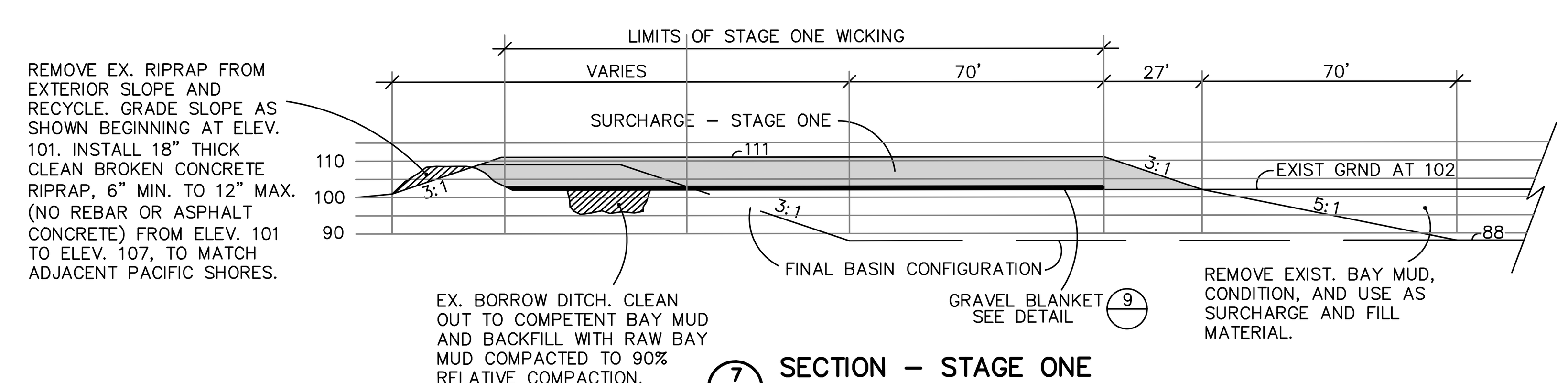

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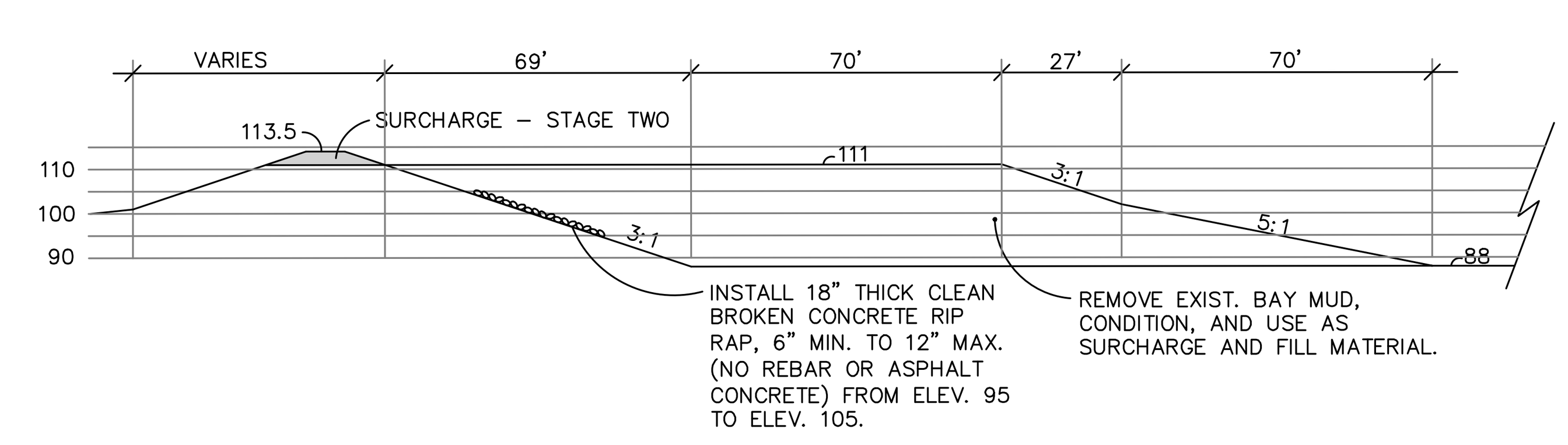
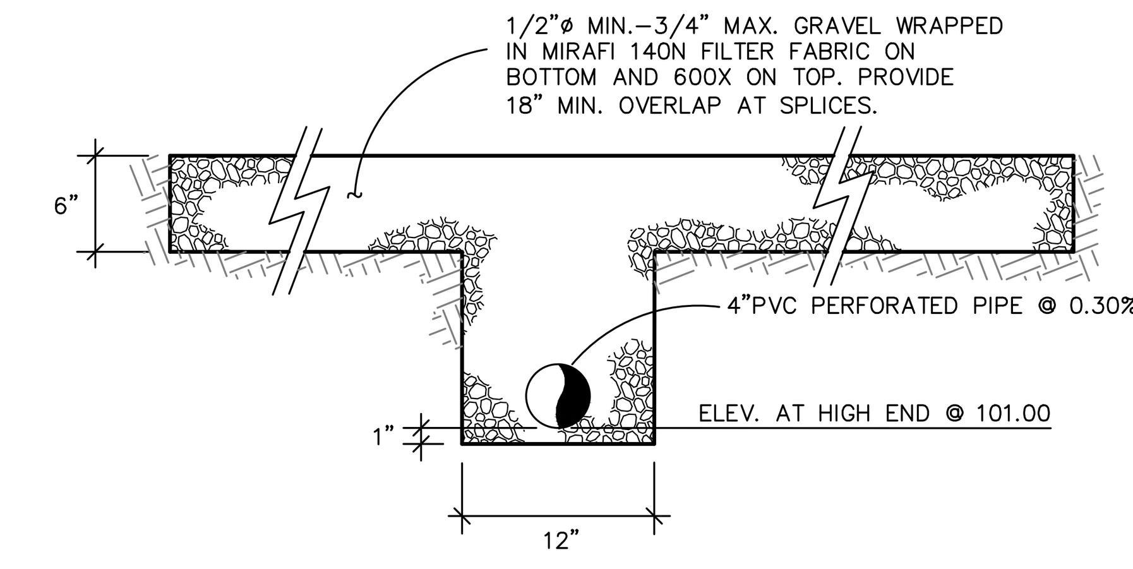
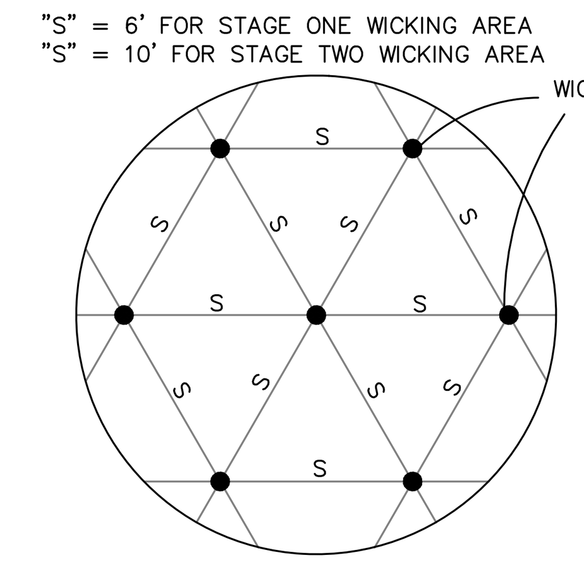
SCALE: H&V 1"=40'



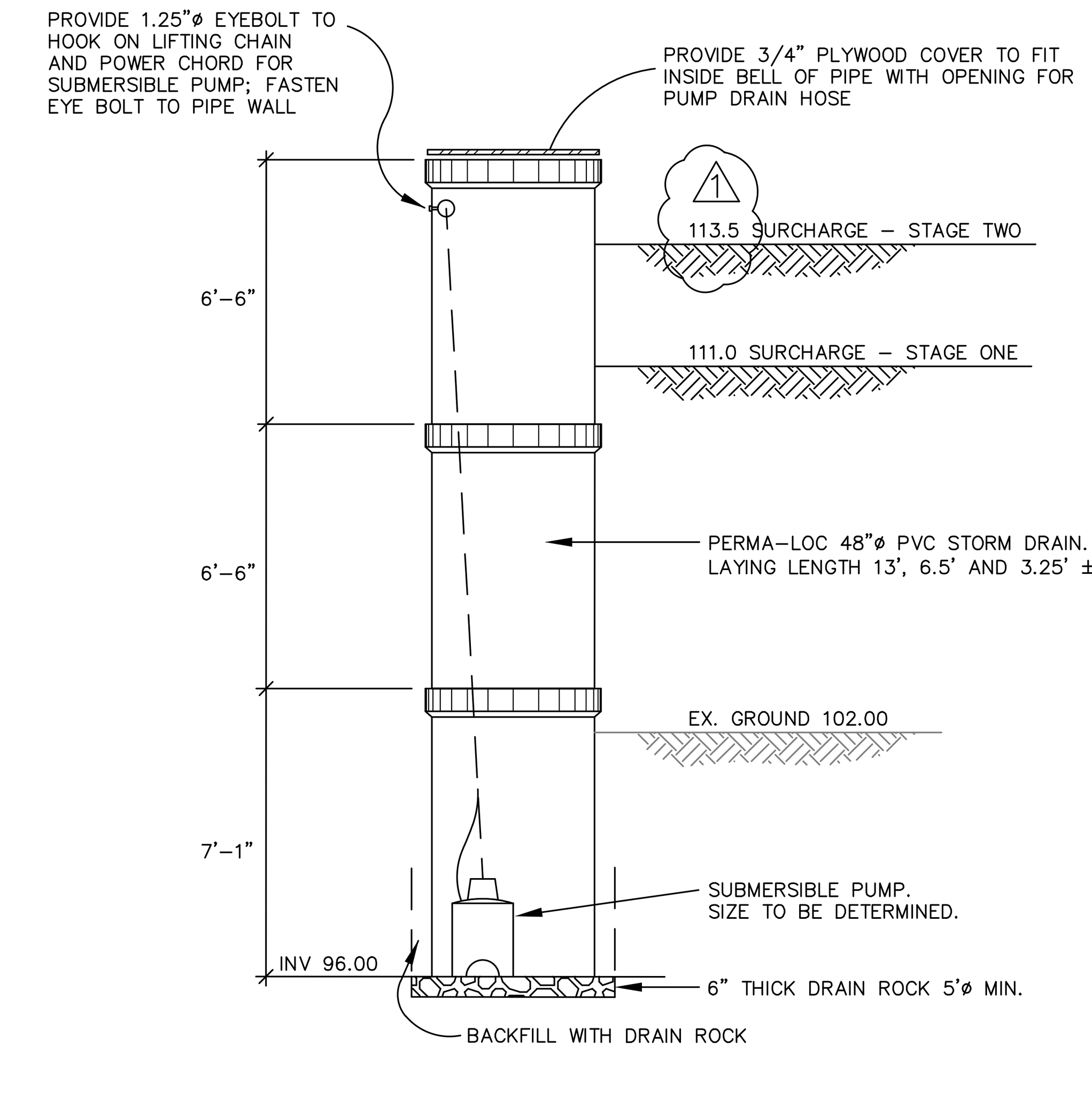
8 SECTION – STAGE TWO
SCALE: H&V 1"=40'



9 GRAVEL BLANKET WITH COLLECTOR DRAIN
SCALE: 1"=1'-0"



12 WICK SPACING DETAIL
NO SCALE



10 SUMP PUMP DETAIL
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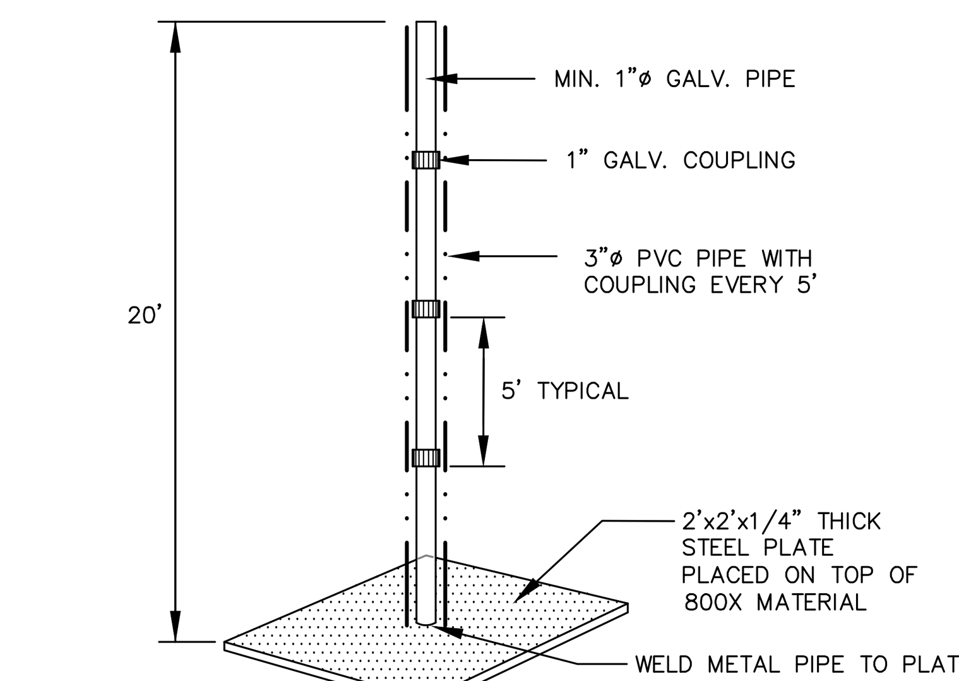
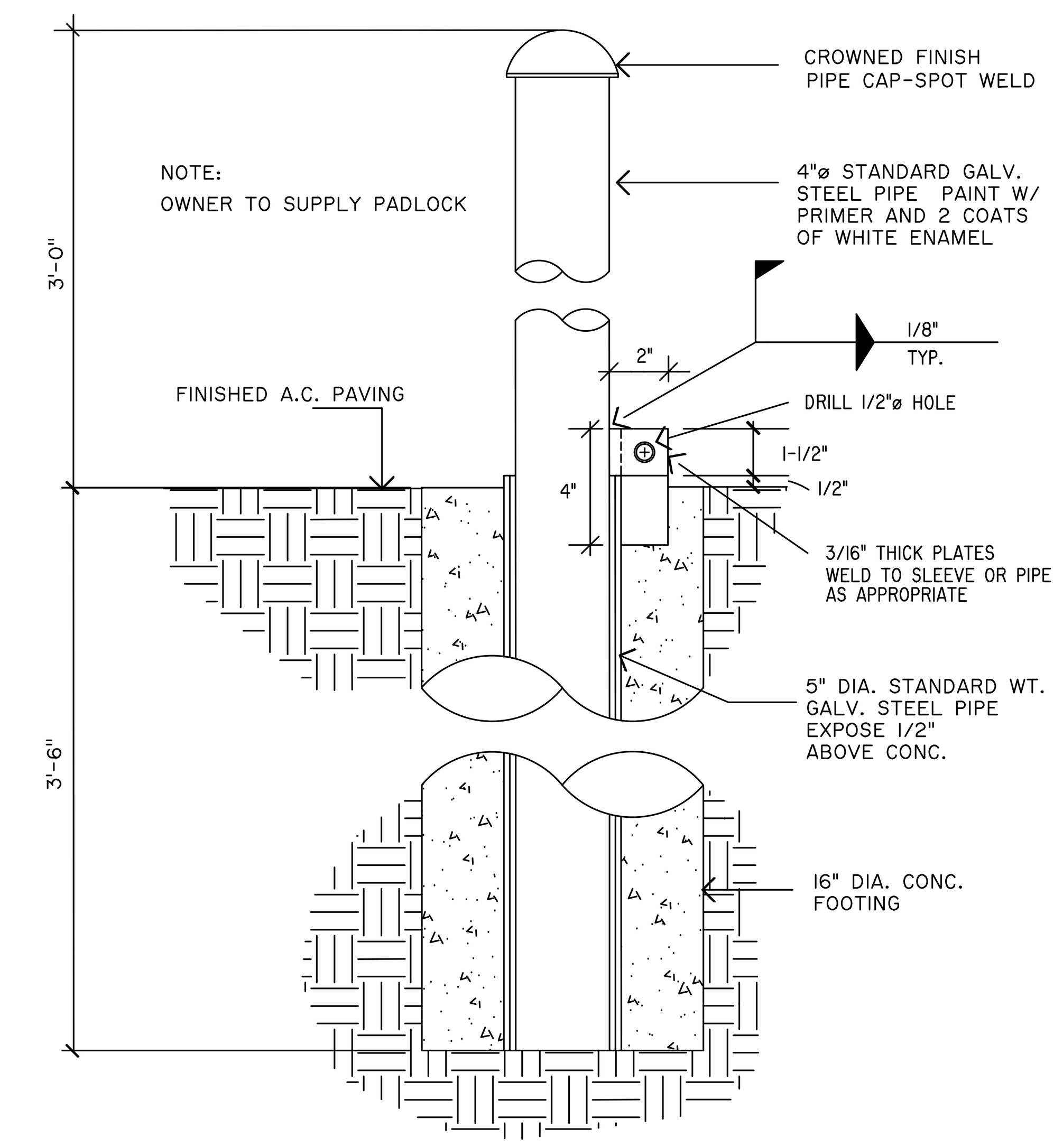


NOTE:
SEE PLAN FOR LOCATION OF SETTLEMENT PLATES

11 SETTLEMENT PLATE DETAIL
NO SCALE
1



13 BOLLARD DETAIL
NO SCALE

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED
7-20-06	2	CHANGED SLOPE TO 7:1	PRB		
7-15-04	1	ADDED OUTFALL; CORRECTED ELEVATION	PRB		

DESIGNED: CGO DATE:
DELINEATED: PJG DATE:
CHECKED: PRB DATE:
SUBMITTED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
REVIEWED: DATE:
JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: AS NOTED | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
SURCHARGE PLAN, SECTIONS, AND DETAILS

Sheet No. 6 OF 8 Sheets

FILE NO. 16,291

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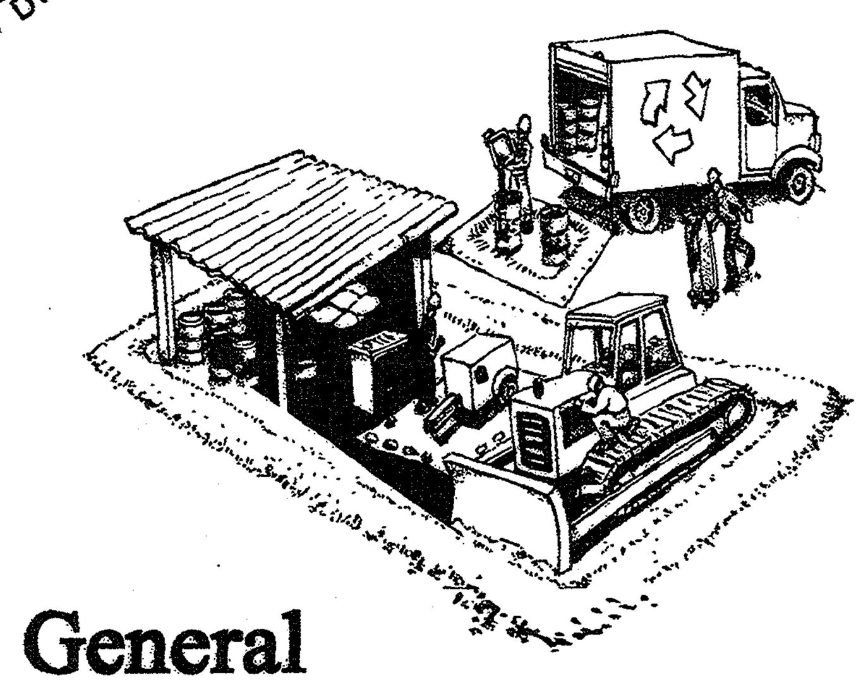
Stormwater Pollution Prevention Program

Stormwater
Pollution Prevention Program



Pollution Prevention – It's Part of the Plan

It is your responsibility to do the job right!

Runoff from streets and other paved areas is a major source of pollution in local creeks, San Francisco Bay and the Pacific Ocean. Construction activities can directly affect the health of our waters unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and creeks. Following these guidelines will ensure your compliance with local stormwater ordinance requirements. Remember, ongoing monitoring and maintenance of installed controls is crucial to proper implementation.

General Construction & Site Supervision

Advance planning prevents pollution

✓**Schedule excavation and grading activities for dry weather periods.** To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.

✓**Locate and protect storm drains** in the vicinity of the site with berms or filters during wet weather periods.

✓**Control the amount of runoff crossing your site** (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

✓**Train your employees and subcontractors.** Make these brochures available to everyone who works on the construction site. Inform subcontractors about the new stormwater requirements and their responsibilities.

Good housekeeping practices

✓**Designate one completely contained area for auto parking, vehicle refueling, and routine equipment maintenance.** The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.

✓**Keep materials out of the rain – prevent runoff contamination at the source.** Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.

✓**Keep pollutants off exposed surfaces.** Place trash cans and recycling receptacles around the site to minimize litter.

✓**Dry sweep paved surfaces** that drain to storm drains, creeks, or channels. If pavement flushing is necessary, use silt ponds or other techniques to trap sediment and other pollutants.

✓**Clean up leaks, drips and other spills immediately** so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

✓**Cover and maintain dumpsters.** Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leakage of liquids. **Never clean out a dumpster by hosing it down on the construction site.**

✓**Make sure portable toilets are maintained in good working order** by the leasing company and that wastes are disposed of properly. Check toilets frequently for leaks.

Materials/waste handling

✓**Practice source reduction – minimize waste when you order materials.** Order only the amount you need to finish the job.

✓**Use recyclable materials** whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.

✓**Dispose of all wastes and demolition debris properly.** Many construction materials and wastes can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation. Materials and debris that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. **Never bury waste materials or leave them in the street or near a creek or stream bed.**

Heavy Equipment Operation

Site planning and preventive vehicle maintenance

✓Designate a completely contained area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.

✓ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.

✓ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

✓ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible, or dispose of fluids as hazardous waste.

✓ Do not use diesel oil to lubricate or clean equipment or parts.

✓ Recycle used vehicle batteries.

Clean up spills immediately when they happen

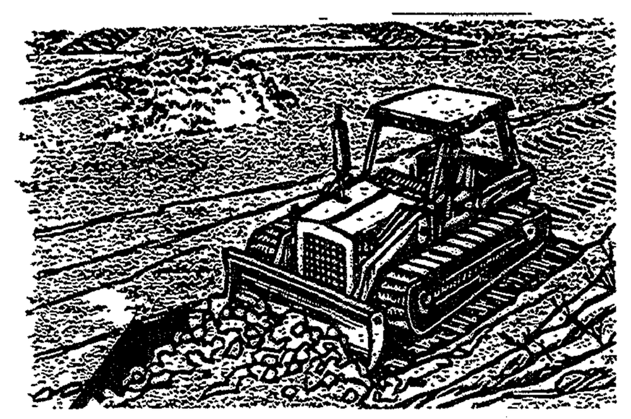
✓ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.

✓ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. Use as little water as possible for dust control.

✓ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

✓ Report significant spills to the appropriate spill response agencies immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill, call the following agencies: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earth-Moving Activities



During Construction

✓Remove existing vegetation only when absolutely necessary.

✓Seed or plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.

✓Protect downslope drainage courses, streams, and storm drains with hay bales, temporary drainage swales, silt fences, berms or storm drain inlet filters.

✓Use check dams or ditches to divert runoff around excavations and graded areas.

✓ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

✓ Properly monitor and maintain all erosion and sediment controls.

✓ Properly report failures of erosion and sediment controls to the local stormwater authority.

General Business Practices

✓Schedule excavation and grading work for dry weather.

✓Perform major equipment repairs away from the job site.

✓When refueling or when vehicle/equipment maintenance must be done on site, work within a completely bermed area away from storm drains.

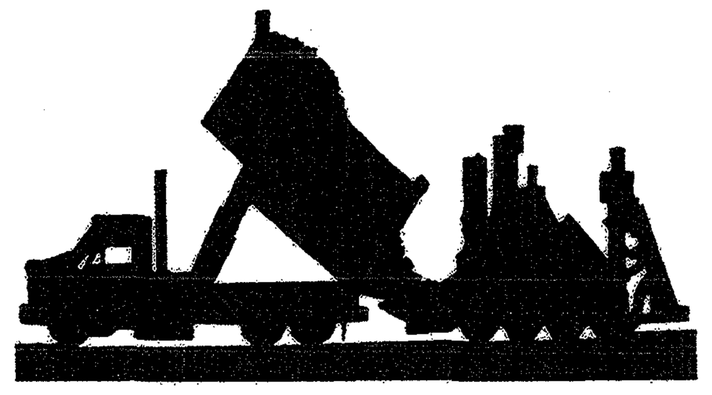
✓Do not use diesel oil to lubricate or clean equipment or parts.

Watch for soil and ponded groundwater that may be contaminated.

If any of these conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

Roadwork & Paving



✓ Develop and implement erosion/sediment control plans for roadway embankments.

✓ Schedule excavation and grading work for dry weather.

✓ Check all equipment for leaks and repair leaking equipment promptly.

✓ Perform major maintenance, repairs, and washing of equipment away from the construction site.

✓ When refueling or vehicle/equipment maintenance must be done on site, designate a completely contained area away from storm drains and creeks.

✓ Do not use diesel oil to lubricate or clean equipment or parts.

✓ Recycle used oil, batteries, concrete, broken asphalt, etc. whenever possible.

✓ Train employees in using these best management practices.

During Construction

✓ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

✓ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.

✓ Use check dams, ditches, or berms to divert runoff around excavations.

✓ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.

✓ Cover stockpiles and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.

✓ Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.

✓ Clean up all spills and leaks using "dry" methods (with absorbent materials/rags), or dig up and remove contaminated soil.

✓ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.

✓ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

✓ Avoid creating excess dust when breaking asphalt or concrete.

✓ After breaking up old pavement, be sure to remove all chunks and pieces from the site.

✓ Make sure broken pavement does not come in contact with rainfall or runoff.

✓ Protect nearby storm drain inlets during saw-cutting. Shovel or vacuum saw-cut slurry deposits and remove from the site.

✓ Never hose down streets to clean up tracked dirt. Use dry sweep methods.

Fresh Concrete & Mortar Application

General Business Practices

✓ Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.

✓ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.

✓ Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Let concrete harden and dispose of as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse. **Never dispose of washout into the street, storm drains, drainage ditches, or streams.**

During Construction

✓ Don't mix up more fresh concrete or cement than you will use in a day.

✓ Set up and operate small mixers on tarps or heavy plastic drop cloths.

✓ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.

✓ Prevent aggregate wash from driveway/patio construction from entering storm drains. Hose aggregate wash onto dirt areas and spade into dirt.

✓ Place hay bales or other erosion controls downslope to capture runoff carrying mortar or cement before it reaches the storm drain.

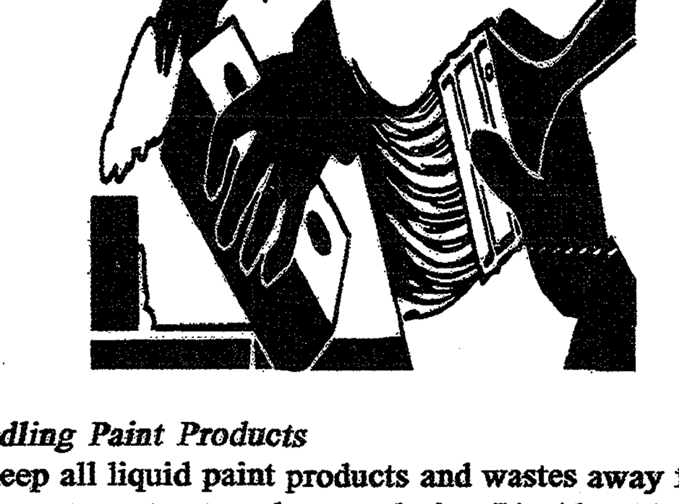
✓ When breaking up paving, be sure to pick up all the pieces and dispose properly.

✓ Recycle large chunks of broken concrete at a landfill.

✓ Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.

✓ Never bury solid or hazardous waste material.

Painting & Application of Solvents & Adhesives



Handling Paint Products

✓ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program).

Painting cleanup

✓ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.**

✓ For **water-based paints,** paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

✓ For **oil-based paints,** paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint removal

✓ **Paint chips and dust from non-hazardous dry stripping and sand blasting** may be swept up or collected in plastic drop cloths and disposed of as trash.

✓ **Chemical paint stripping residue** and chips and dust from **marine paints or paints containing lead or tributyl tin** must be disposed of as hazardous wastes.

✓ When stripping or cleaning **building exteriors** with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/reuse leftover paints whenever possible.

✓ Recycle or dispose of excess **water-based paint** at a household hazardous waste collection facility, or use up. When they are thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill.

✓ Reuse leftover **oil-based paint.** Dispose of excess liquid, including sludges, as hazardous waste.

✓ Small quantity generators should check with the San Mateo County Environmental Health Division regarding recycling or hazardous waste disposal.

✓ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Landscaping, Gardening, and Pool Maintenance

✓ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.

✓ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.

✓ Schedule grading and excavation projects for dry weather.

✓ Use temporary check dams or ditches to divert runoff away from storm drains.

✓ Protect storm drain inlets with hay bales, berms, filter mats or other inlet protection measures.

✓ **Revegetation is an excellent form of erosion control for any site.**

Landscaping/Garden Maintenance

✓ Use up pesticides and follow label directions. Rinse containers, and use rinsewater as product. Dispose of rinsed containers in the trash.

✓ Dispose of unused pesticides as hazardous waste.

✓ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

✓ Do not place yard waste in gutters. In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

✓ **Do not blow or rake leaves, etc. into the street.**

Pool/Fountain/Spa Maintenance

✓ Never discharge chlorinated pool or spa water to a street or storm drain.

✓ When emptying a pool or spa, let chlorine dissipate for 5 to 7 days. Then recycle water by draining it gradually onto a landscaped area, or drain the dechlorinated water to a storm drain.

✓ Chlorinated water may be to discharged to the sanitary sewer (if allowed by the local sewage treatment authority) by running a hose to a utility sink or sewer pipe cleanout junction.

✓ **Do not use copper-based algaecides.** Control algae with chlorine or other alternatives to copper-based pool chemicals. **Copper is harmful to aquatic life and cannot be completely removed by the sewage treatment plant.**

Storm drain polluters may be liable for fines of up to $25,000 per day!

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DATE: ____ PRB DESIGNED: | SUBMITTED: DATE: ____ | REVIEWED: DATE: ____
DATE: ____ PJG DELINEATED: | REVIEWED: DATE: ____ | REVIEWED: DATE: ____
DATE: ____ PRB CHECKED: | REVIEWED: DATE: ____ | REVIEWED: DATE: ____ JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: AS NOTED | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
NOTES
STORMWATER POLLUTION PREVENTION PLAN

Sheet No. 7 OF 8 Sheets

FILE NO. 16,292

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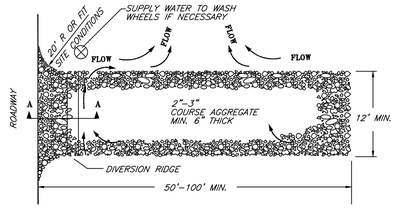
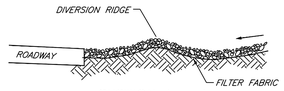


PLAN



SECTION A – A

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT & WASHDOWN AREA

EROSION CONTROL NOTES

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE, FIBER ROLLS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED DURING ALL GRADING AND EXCAVATION ACTIVITIES.

3. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CITY OF REDWOOD CITY DEPARTMENT OF PUBLIC WORKS ALONG WITH A PHONE NUMBER WHERE THEY CAN BE REACHED 24 HOURS A DAY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION–CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT–FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER.

4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS, AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS AND/OR A PROJECT STOP ORDER.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON SLOPED SURFACES.

6. EXPOSED EARTHEN AREAS TO BE STABILIZED SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER EACH AREA HAS BEEN GRADED. SEED MIXTURE MAY BE EITHER HYDROSEEDED OR HAND SEEDED, INCLUDING A TACKIFIER, PER THE MANUFACTURES RECOMMENDATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WATERING OF AREAS TO ESTABLISH GROWTH AND STABILIZE THE SLOPES OF THE GRADED AREAS WITH VEGETATION, AND TO RE–SEED ANY AREAS IN WHICH VEGETATION DOES NOT INITIALLY TAKE HOLD.

7. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT ALL EROSION CONTROL FACILITIES DAILY AND REPAIR ANY DAMAGED FACILITIES IMMEDIATELY.

9. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURE (TARPS, FIBER ROLLS, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.

10. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE SITE.

11. ALL DIRT PILES/STOCKPILES AND HAUL TRUCKS SHALL BE COVERED.

12. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES DETAILED IN THE EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL 3RD EDITION.

13. DURING PERIODS WHEN STORMS ARE FORECAST:

A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.

B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.

C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLES, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.

D. USE INLET CONTROLS AS NEEDED FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.

E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

14. DURING PERIODS WHEN STORMS ARE NOT FORECAST:

A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.

B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

15. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND–PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.

16. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES LISTED IN THE SWPPP. MEASURES DESCRIBED IN THE SWPPP REGARDING THE DISCHARGE OF NON–STORM WATER RUNOFF SHALL APPLY YEAR–ROUND.

DRAINAGE INLET SEDIMENT BARRIERS

1. DRAINAGE INLET SEDIMENT BARRIERS SHALL BE INSTALLED AS SOON AS THE STORM DRAINAGE SYSTEM IS INSTALLED.

2. AFTER PAVING IS COMPLETE AROUND EACH DROP INLET, FILTER FABRIC AND GRAVEL BAG SEDIMENT BARRIERS SHALL BE INSTALLED AROUND THE DROP INLETS UNTIL ALL EXPOSED EARTHEN AREAS HAVE BEEN STABILIZED AND THE PROJECT SITE FACILITIES ARE OPERATIONAL, AT WHICH TIMES THESE FACILITIES SHALL BE REMOVED.

3. CONTRACTOR SHALL STENCIL ALL DRAINAGE INLETS WITH NPDES STATEMENT OF "NO DUMPING–FLOWS TO BAY".

DATE	SYMBOL	REVISIONS	BY	CHECKED	REVIEWED

DESIGNED: PRB — DATE: _____
DELINEATED: PJG — DATE: _____
CHECKED: PRB — DATE: _____

SUBMITTED: DATE: _____
REVIEWED: DATE: _____
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REVIEWED: DATE: _____
REVIEWED: DATE: _____

JON K. LYNCH RE 23,941

CITY OF REDWOOD CITY
CALIFORNIA
ENGINEERING DIVISION

FIELD BOOK: | SCALE: AS NOTED | CORRESPONDENCE FILE:

WESTPOINT MARINA & BOATYARD
DETAILS, NOTES
STORMWATER POLLUTION PREVENTION PLAN

Sheet No. 8 OF 8 Sheets

FILE NO. 16,293

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